



Hutchins City Hall
321 N. Main Street
Hutchins, TX 75141
www.cityofhutchins.org

Chairman Joseph Matthews
Vice Chairwoman 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
July 28, 2025
REGULAR MEETING – 6:00 P.M.

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on July 28, 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 Ed Williams
Commissioner James Spence (A)

Members Absent:

Commissioner Teronika Gaines
Commissioner Cornelius Caldwell

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 request by Robert Sangdahl (Lineage Logistics) representing the property owner Mike Rader (WHL Dallas 45 LLC) for a zoning change from Logistics Port B (LPB) to Port Industrial (PI) for Lot 1 Block A, 67.570 tract of land located in the John R. Fondren Survey, Abstract NO. 461, William Gatlin Survey, Abstract NO. 499 commonly described as 3840 Lancaster Hutchins Road.**

The Public Hearing opened at 6:06PM. Blake presented the information of the rezone to the commission members. The Public Hearing closed at 6:07. Commissioner Davis made a motion to approve the rezone from Logistics Port B (LPB) to Port Industrial (PI). Commissioner Williams seconded the motion to approve. Motion Carried 5-0.

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

F. REGULAR AGENDA

- 2. Discuss and consider a Preliminary Plat by Robert Sangdahl of Lineage Logistics, LLC who are the owners of a tract of land situated in the John R. Fondren Survey, Abstract No. 461 and the William Gatlin Survey, Abstract No. 499, City of Hutchins, Dallas County, Texas, and being a portion of a called 42.73 acre tract of land designated as "Parcel 8" and a called 43.06 acre tract of land designated as "Parcel 31 ", in the Special Warranty Deed to WHL Dallas 45 LLC, recorded in Instrument No. 201100339298, Official Public Records, Dallas County, Texas, located East of Witt Road and North of West Wintergreen Road, being more particularly described as 3840 Lancaster Hutchins Road.**

Commissioner Williams made a motion to approve the preliminary plat request. Commissioner Pressler seconded the motion to approve. Motion carried 5-0.

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

- 3. Approval of the June 23rd, 2025 minutes.**

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

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

4. Approval of the July 2nd, 2025, special called meeting minutes.

Commissioner Davis made a motion to approve the minutes with an added correction of Commissioner Williams being absent during that meeting date. Commissioner Spence seconded the motion to approve with the correction on the meeting minutes. Motion carried 5-0.

For: Joseph Matthews, Tod Davis, Don Pressler, Ed Williams, James Spence.
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 Williams seconded the motion Approved by a 5-0 roll call vote. The meeting was adjourned at 6:16 PM.

Recording Secretary

APPROVED:

Joseph Matthews
Chairman

Tod Davis
Vice Chairman