



**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 Cornelius Caldwell (A)**

**MINUTES
HUTCHINS PLANNING AND ZONING COMMISSION
July 27 2026
REGULAR MEETING – 6:00 P.M.**

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on July 27, 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 6:06 p.m.
Commissioner Davis gave the invocation.
The pledge of allegiance was performed.

Members Present:

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

Members Absent:

Commissioner Ed Williams

B. CITIZEN COMMENTS

No citizens' comments were made.

C. PRESENTATIONS

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 49.1 & 49.2, 5 acres in the William Gatlin ABST, Tract, commonly addressed as 1080 S IH 45.

Blake presented the item to the commission. Commissioner Davis made a motion to approve the Rezone request with a condition of approval pending the city council approval of the request for voluntary annexation. Commissioner Pressler seconded the motion to approve. Motion carried 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 Tracts 49.1 & 49.2, 5 acres in the William Gatlin ABST, commonly addressed as 1080 S IH 45.**

Blake presented the item to the commission. Commissioner Pressler made a motion to approve the SUP request with a condition of approval pending the city council approval of the request for voluntary annexation. Commissioner Caldwell seconded the motion to approve. Motion carried 5-0.

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

F. REGULAR AGENDA

1. **Discuss and consider a request by Lance Stewart with Pape-Dawson Consulting Engineers (representing the property owner Elaine Torres with LGI Homes-Texas, LLC) for a preliminary plat of Southaven Phase B, LOTS 40-43 Block M; Common Area/HOA Lot 44X, Block M; Lots 16-28, Block N; Lots 1-26, Block P; Lots 1-24, Block Q being a 15.176 tract of land located West of JJ Lemmon Rd. and South of Langdon Rd., addressed as 1600 Lancaster Hutchins Rd.**

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

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

2. **Approval of the June 22, 2026, minutes.**

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

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

3. **ITEMS OF COMMUNITY INTEREST**

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

4. ADJOURN

Commissioner Davis made a motion to adjourn. Commissioner Caldwell seconded the motion Approved by a 5-0 roll call vote. The meeting was adjourned at 6:16 PM.

APPROVED:

Recording Secretary

Joseph Matthews
Chairman

Tod Davis
Vice Chairman