



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)

Hutchins City Hall
400 N. JJ Lemmon Rd.
Hutchins, TX 75141
Cityofhutchinstx.gov

MINUTES
HUTCHINS PLANNING AND ZONING COMMISSION
October 27, 2025
Regular Meeting – 6:00 P.M.

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on October 27, 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 6:01 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 James Spence (A)

Members Absent:

Commissioner Teronika Gaines
Commissioner Ed Williams
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. Discuss and consider a request by Janet Sipes with Texas Permits (representing the property owner Manuel Valencia with KM Freight Services) for a preliminary plat of the Valencia Acres, Lot 1 Block 1, 5.571 tract of land located in the Light Industrial (LI) District, North of East Cleveland Road and West of Myron Goff Street commonly described as 412 N IH 45.**

Commissioner Davis made a motion to approve the preliminary plat for 412 N IH 45. Commissioner Pressler seconded the motion to approve. Motion carried 4-0

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

- 2. Approval the September 22, 2025, Minutes.**

Commissioner Pressler made a motion to approve the September 22, 2025 minutes. Commissioner Spence seconded the motion to approve. Motion carried 4-0.

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

F. REGULAR AGENDA

G. ITEMS OF COMMUNITY INTEREST

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

H. ADJOURN

Commissioner Williams made a motion to adjourn. Commissioner Davis seconded the motion Approved by a 4-0 roll call vote. The meeting was adjourned at 6:11 PM.

Recording Secretary

APPROVED:

Joseph Matthews
Chairman

Tod Davis
Vice Chairman