



**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**  
**December 22, 2025**  
**REGULAR MEETING – 6:00 P.M.**

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on December 22, 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)  
Commissioner Cornelius Caldwell

**Members Absent:**

Commissioner Teronika Gaines

**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 Mihalopoulos with Wilwash LLC, for an amendment to the Site Plan to allow the opening of the gate located along Goode Rd on the East side of the property. Lot 2R Block A, 5.6329 tract of land of the Wilwash Addition located South of Finn Road and North of East Fulghum Rd better described as 2000 S IH 45.**

The public hearing opened at 6:05 PM. Blake Moore, Building Official, presented the item to the commission members. John Mihalopoulos spoke as a representative for the item to the commission members. Public Hearing closed at 6:26. Commissioner Williams made a motion to deny the amendment request to the site plan to allow the opening of East gate. Commissioner Spence seconded the motion to deny the item. Motion carried 6-0.

For:

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

## **F. REGULAR AGENDA**

### **1. Approval of November 24, 2025 Minutes.**

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

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

Against:

### **2. ITEMS OF COMMUNITY INTEREST**

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

### **3. ADJOURN**

Commissioner Davis made a motion to adjourn. Commissioner Spence seconded the motion Approved by a 5-0 roll call vote. The meeting was adjourned at 6:45 PM.

APPROVED:

\_\_\_\_\_  
Recording Secretary

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Joseph Matthews  
Chairman

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Tod Davis  
Vice Chairman