



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

Chairman Joseph Matthews
Vice Chair Tod Davis
Secretary Don Pressler
Commission Member Teronika Gaines
Commission Member Ed Williams
Commission Member James Spence (A)
Commission Member Corneilus Caldwell (A)

MINUTES
HUTCHINS PLANNING AND ZONING COMMISSION
June 23, 2025
REGULAR MEETING – 6:00 P.M.

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on June 23, 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 6:07 p.m.
Commissioner Spence gave the invocation.
The pledge of allegiance was performed.

Members Present:

Chairman Joseph Matthews
Vice Chair Tod Davis
Commissioner Don Pressler
Commissioner Teronika Davis
Commissioner Ed Williams
Commissioner James Spence (A)

Members Absent:

Commissioner Cornelius Caldwell (A)

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 Lineage Logistics to consider approval of exceptions to the typical façade elevation in the Logistics Port B (LPB) District for the properties as described, Tract 3, 42.41 acres in the John R Fondren Abstract 461 PG, Tract 2, 23.17 acres in the William Gatlin Abstract 499 PG, Tract 4, 33.51 acres in the John R Fondren Abstract 461 PG, Tract 5, 2.75 acres in the John Fondren Abstract commonly described as 3706 & 3840 Lancaster Hutchins Road, 1300 & 1600 West Wintergreen Road.**

The public hearing opened at 6:12PM. Tim addressed the item to the commission members. The public hearing closed at 6:18PM. Commissioner Williams made a motion to approve the request for the exceptions to the typical façade elevation. Commissioner Davis seconded the motion. The motion passed 5-0.

Voting For: Joseph Matthews, Tod Davis, Don Pressler, Teronika Gaines, Ed Williams

Voting Against:

F. REGULAR AGENDA

- 1. Discuss and consider a request by Jim Dewey, Jr with JDJR Engineers & Consultants, INC. representing the property owner Anil Patel with Hutchins Hotel LLC for a preliminary plat of the Goff Street Addition, Lot 1D, Block M being a 1.553 acre tract situated in the Thomas Freeman Survey Abstract NO. 453, approximately located North of Dowdy Ferry Road and East of IH 45, commonly described as 100 Myron Goff Street.**

Commissioner Davis made a motion to approve the preliminary plat. Commissioner Pressler seconded the motion to approve the item. The motion carried 5-0

Voting For: Joseph Matthews, Tod Davis, Don Pressler, Teronika Gaines, Ed Williams

Voting Against:

- 2. Discuss and consider a request by Jim Dewey, Jr with JDJR Engineers & Consultants, INC. representing the property owner Anil Patel with Hutchins Hotel LLC for a final plat of the Goff Street Addition, Lot 1D, Block M being a 1.553 acre tract situated in the Thomas Freeman Survey Abstract NO. 453, approximately located North of Dowdy Ferry Road and East of IH 45, commonly described as 100 Myron Goff Street.**

Commissioner Williams made a motion to approve the final plat. Commissioner Pressler seconded the motion to approve. The motion carried 5-0.

Voting For: Joseph Matthews, Tod Davis, Don Pressler, Teronika Gaines, Ed Williams

Voting Against:

- 3. Approval of May 27, 2025, Minutes.**

Commissioner Davis made a motion to approve the May 2025 meeting minutes. Commissioner Pressler seconded the motion to approve. The motion carried 5-0.
Voting For: Joseph Matthews, Tod Davis, Don Pressler, Teronika Gaines, Ed Williams
Voting Against:

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 5-0 roll call vote. The meeting was adjourned at 6:30 PM.

Recording Secretary

APPROVED:

Joseph Matthews
Chairman

Tod Davis
Vice Chairman