



**Hutchins City Hall**  
**321 N. Main Street**  
**Hutchins, TX 75141**  
**[www.cityofhutchins.org](http://www.cityofhutchins.org)**

**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**  
**July 2, 2025**  
**SPECIAL CALLED MEETING – 4:00 P.M.**

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on July 2, 2025, at 4:00 p.m. at the Hutchins City Hall Hutchins, Texas 75141.

**A. CALL TO ORDER.**

Chairman Matthews called the meeting to order at 4:02 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 (A)

**Members Absent:**

Commissioner Teronika Gaines  
Commissioner Ed Williams

**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, specifically the required vertical and horizontal articulations, and the Earth Tone color palette in the Port Industrial (PI) and Logistics Port B (LPB) Districts, 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 R Fondren Abstract commonly described as 3706 & 3840 Lancaster Hutchins Road, 1300 & 1600 W Wintergreen Road.

The Public Hearing opened at 4:04PM. The representative explained the information about the item, and a request is pending a rezone for the property. Public Hearing closed at 4:16PM. Commissioner Davis made a motion to approve the exceptions to the typical façade elevation. Commissioner Spence seconded the motion. Motion carried 5-0

For: Joseph Matthews, Tod Davis, Don Pressler, James Spence, Cornelius Caldwell.  
Against: 0

#### **F. REGULAR AGENDA**

#### **G. ITEMS OF COMMUNITY INTEREST**

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

#### **H. ADJOURN**

Commissioner Davis made a motion to adjourn. Commissioner Pressler seconded the motion Approved by a 5-0 roll call vote. The meeting was adjourned at 4:18 PM.

APPROVED:

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Recording Secretary

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Joseph Matthews  
Chairman

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Tod Davis  
Vice Chairman