



**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**  
**March 23, 2026**  
**REGULAR MEETING – 6:00 P.M.**

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on March 23, 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 6:00 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 Teronika Gaines  
Commissioner James Spence (A)  
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, Conduct a public hearing, discuss and consider a request Tom Straight with Pavilion Construction representing the property owner Eric Evangelista with Volunteers of America for a text amendment to the Zoning Ordinance Section 32, Table 32.6 to allow a Rehabilitation Care Facility (Halfway House) in the Light Industrial (LI) District by Specific Use Permit for the property**

**located West of Vanderbilt Road and East of Carpenter Road more commonly described as 800 West Wintergreen Road.**

The public hearing opened at 6:05PM. Blake Moore, Building Official, presented the item to the commission members. Tom Straight presented the reasoning of the request. Public hearing closed at 6:14PM. Commissioner Davis made a motion to approve the item. Commissioner Spence seconded the motion to approve. Motion carried 3-2

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

**F. REGULAR AGENDA**

**1. Approval of the February 23, 2026, minutes.**

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

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

**2. Approval of the March 9, 2026, minutes.**

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

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

**3. ITEMS OF COMMUNITY INTEREST**

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

**4. ADJOURN**

Commissioner Spence 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.

APPROVED:

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

\_\_\_\_\_  
Joseph Matthews  
Chairman

\_\_\_\_\_  
Tod Davis  
Vice Chairman

