



**CITY OF HUTCHINS
PLANNING & ZONING COMMISSION MEETING
AGENDA**

Monday, July 27, 2026 at 6:00 PM

City Hall - Council Chamber, 400 N. JJ Lemmon Road

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Regular Meeting of the Planning & Zoning Commission Board to be held on Monday, July 27, 2026 at 6:00 PM at the Hutchins City Hall - Council Chambers located at 400 N JJ Lemmon Rd., Hutchins, Texas, at which time the following items will be discussed and considered.

Commission Members

Chair, Joseph Matthews

Vice Chair, Tod Davis

Secretary, Don Pressler

Commission Member, Teronika Gaines

Commission Member, Ed Williams

Alternate Member, Cornelius Caldwell

A. CALL TO ORDER

Roll Call

Invocation

Pledge of Allegiance

B. CITIZEN COMMENTS: *This agenda item provides an opportunity for citizens to address the Board on any matter that is not posted on the agenda. Anyone wishing to address the Board should complete a Citizen Comments Form and submit it to the recording secretary prior to the start of the Board meeting. There is a three (3) minute time limit for each citizen to speak. However, in accordance with the Texas Open Meetings Act, the Board cannot discuss issues raised or make any decision at this time.*

C. PRESENTATIONS

D. CONSENT AGENDA - *All items presented in the Consent Agenda require no deliberation by the Board. Each Board member has the opportunity of removing an item from this agenda so that it may be considered separately.*

E. PUBLIC HEARING

1. Conduct a public hearing, discuss and consider a request by John Gonzales with RTG Capital for a Rezone from Highway Commercial (HC) to Light Industrial (LI) for Tract 49.1 & 49.2, 5 acres in the William Gatlin ABST, Tract, commonly addressed as 1080 S IH 45.
2. Conduct a public hearing, discuss and consider a request by John Gonzales with RTG Capital for a SUP request to allow "Motor Freight Company/Terminal; Heavy Machinery Sales/Storage;

Truck Sales & Storage; Low Risk Industrial Manufacturing Not Wholly Enclosed Within A Building; Low Risk Industrial Manufacturing Wholly Enclosed Within A Building” in the Light Industrial District for Tracts 49.1 & 49.2, 5 acres in the William Gatlin ABST, commonly addressed as 1080 S IH 45.

F. REGULAR AGENDA - *As authorized by Section 551.071 of the Texas Government Code, the Commission reserves the right to convene in Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.*

3. Discuss and consider a request by Lance Stewart with Pape-Dawson Consulting Engineers (representing the property owner Elaine Torres with LGI Homes-Texas, LLC) for a preliminary plat of Southaven Phase B, LOTS 40-43 Block M; Common Area/HOA Lot 44X, Block M; Lots 16-28, Block N; Lots 1-26, Block P; Lots 1-24, Block Q being a 15.176 tract of land located West of JJ Lemmon Rd. and South of Langdon Rd., addressed as 1600 Lancaster Hutchins Rd.
4. Approval of the June 22, 2026 minutes.

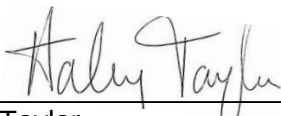
G. ITEMS OF COMMUNITY INTEREST

5. City Council Meeting, Monday, August 3, 2026, 6:30 p.m., Hutchins City Hall, 400 N. JJ Lemmon Rd.
6. Parks and Recreation Board Meeting, Tuesday, August 4, 2026, 6:30 p.m., Hutchins City Hall, 400 N. JJ Lemmon Rd.
7. Planning & Zoning Meeting, Monday, August 24, 2026, 6:00 p.m., Hutchins City Hall, 400 N. JJ Lemmon Rd.

H. ADJOURNMENT

CERTIFICATION

I certify that a copy of the July 27, 2026 agenda of items to be considered by the Planning & Zoning Commission Board was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website www.cityofhutchins.org, in accordance with Chapter 551 of the Texas Government Code. Posted on July 21, 2026 before 6:00 p.m.



Haley Taylor
Staff Liaison

ACCESSIBILITY STATEMENT

The meeting location is wheelchair accessible from the front door. Request for special services must be received at least 48 hours in advance of scheduled meeting. For assistance, please call the office of the City Secretary at 972-225-6121 or email the City Secretary at colquin@cityofhutchins.org