



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

**Monday, September 28, 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, September 28, 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, 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 recommendation to the City Council on Ordinance XXX repealing Chapter 10 Subdivision Regulations in its entirety and amending Chapter 10 Subdivision Regulations of the City of Hutchins.
2. A. Conduct a public hearing, discuss and consider a recommendation for a rezone request by Wilson Bauer of Shoal Creek Capital partners for a total acreage of approximately 19.20 acres

on 3 tracts of land located in the William Gatlin Survey, Abstract No. 499, in the City of Hutchins, Dallas County, Texas, and also being part of Lot 1 and Lot 3 of the L 6 S Industrial Park, an addition to the City of Hutchins, Texas. The three tracts of land are located at 1101 S. Interstate 45. A portion of the property is located in the City of Hutchins Extra-Territorial Jurisdiction. The zoning request is to change the zoning from AG Agriculture upon annexation and from HC Highway Commercial to LI Light Industrial.

3. Conduct a public hearing, discuss and consider a recommendation for a SUP request by Wilson Bauer of Shoal Creek Capital partners for a total acreage of approximately 19.20 acres on 3 tracts of land located in the William Gatlin Survey, Abstract No. 499, in the City of Hutchins, Dallas County, Texas, and also being part of Lot 1 and Lot 3 of the L 6 S Industrial Park, an addition to the City of Hutchins, Texas. The three tracts of land are located at 1101 S. Interstate 45. A portion of the property is located in the City of Hutchins Extra-Territorial Jurisdiction. The SUP request is to allow the uses "Motor Freight Company/Terminal", "Heavy Machinery Sales/Storage", "Truck Sales & Storage", and "Low Risk Industrial Manufacturing Not Wholly Enclosed Within a Building" in the Light Industrial District.
4. Conduct a public hearing, discuss and consider a recommendation for a rezone request by Sylvia Johnson with QSC Services, representing the property owner Dr. Cynthia Mickens Ross for a total acreage of approximately 3 acres on 3 tracts of land located in the Hutchins Acreage, and being part of Lots 19, 21, and 29. The three tracts of land are located at 105 Mills, 302 & 304 W. Palestine St. The rezone request is to change the zoning from the current (Single Family Residential 8.5) to a Planned Development (PD).

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.*

5. Discuss and consider the election of a new President, for a one-year term ending July 2027
6. Discuss and consider the election of a new Vice President, for a one-year term ending in July 2027.
7. Discuss and consider the election of a new Secretary, for a one-year term ending July 2027.
8. Approval of the August 24, 2026 minutes.

G. ITEMS OF COMMUNITY INTEREST

9. City Council Meeting, Monday, October 5, 2026, 6:30 p.m., City Hall, 400 N. JJ Lemmon Road.

Parks and Recreation Board Meeting, Tuesday, October 6, 2026, 6:30 p.m., City Hall, 400 N. JJ Lemmon Rd.

Community Fall Festival, Saturday, October 10, 2026, 12:00 p.m. - 3:30 p.m., Campbell Park, 200 S. Denton St.

Planning & Zoning Meeting, Monday, October 26, 2026, 6:00 p.m., City Hall, 400 N. JJ Lemmon Road.

H. ADJOURNMENT

CERTIFICATION

I certify that a copy of the September 28, 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 September 22, 2026 before 6:00 p.m.

A handwritten signature in cursive script, reading "Haley Taylor", written over a horizontal line.

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