



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

**Monday, November 24, 2025 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, November 24, 2025 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, James Spence
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

1. New Zoning Ordinance. Presented by: Steve Cook, Dunaway

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

2. Conduct a public hearing, discuss and consider a request by Nick Vinson with Foundry Commercial (representing the property owner Chris Storm with 725 E. Wintergreen LLC) for an SUP request to allow "Parking Lot, Trucks & Trailers; Heavy Load Vehicle Storage; Truck Sales and Storage" in the Light Industrial (LI) District, Lot 2 Block A, 11.44 tract of land located East of IH 45 and North of Finn Road commonly addressed as 725 E Wintergreen Road.

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. Approval of the October 27, 2025 Minutes.

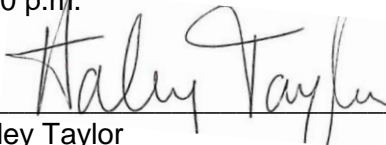
G. ITEMS OF COMMUNITY INTEREST

4. Parks and Recreation Board Meeting, Tuesday, December 4, 2025, 6:30 p.m., Hutchins City Hall - Council Chamber, 400 N. JJ Lemmon Rd., Hutchins.
5. Keep Hutchins Beautiful Board Meeting, Tuesday, December 9, 2025, 6:00 p.m., Hutchins City Hall - Council Chamber, 400 N. JJ Lemmon Rd., Hutchins.
6. Hutchins Christmas Parade, Saturday, December 13, 2025. Parade begins at 12 noon at WilmerHutchins Elementary School Early Childhood Center, 7475 JJ Lemmon Rd., and end at Campbell Park, 200 S. Denton St. For more information go to www.cityofhutchinstx.gov.
7. City Council Meeting, Monday, December 15, 2025, 6:30 p.m., Hutchins City Hall - Council Chamber, 400 N JJ Lemmon Rd., Hutchins
8. Planning & Zoning Meeting, Monday, December 22, 2025, 6:00 p.m., Hutchins City Hall - Council Chamber, 400 N JJ Lemmon Rd., Hutchins.

H. ADJOURNMENT

CERTIFICATION

I certify that a copy of the November 24, 2025 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 November 18, 2025 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