



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

**Monday, June 23, 2025 at 6:00 PM  
City Hall, 321 N. Main Street**

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, June 23, 2025 at 6:00 PM at the Hutchins City Hall - Council Chambers located at 321 N. Main St, 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

Commission Member, James Spence (A)

Commission Member, Cornelius Caldwell (A)

**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. Discuss and consider a request by Lineage Logistics to consider approval of exceptions to the typical façade elevation in the Logistics Port B (LPB) District 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 Fondren Abstract commonly described as 3706 & 3840 Lancaster Hutchins Road, 1300 & 1600 West 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.*

2. Discuss and consider a request by Jim Dewey, Jr with JDJR Engineers & Consultants, INC. representing the property owner Anil Patel with Hutchins Hotel LLC for a preliminary plat of the Goff Street Addition, Lot 1D, Block M being a 1.553 acre tract situated in the Thomas Freeman Survey Abstract NO. 453, approximately located North of Dowdy Ferry Road and East of IH 45, commonly described as 100 Myron Goff Street.
3. Discuss and consider a request by Jim Dewey, Jr with JDJR Engineers & Consultants, INC. representing the property owner Anil Patel with Hutchins Hotel LLC for a final plat of the Goff Street Addition, Lot 1D, Block M being a 1.553 acre tract situated in the Thomas Freeman Survey Abstract NO. 453, approximately located North of Dowdy Ferry Road and East of IH 45, commonly described as 100 Myron Goff Street.
4. Approval of the May 27, 2025, minutes

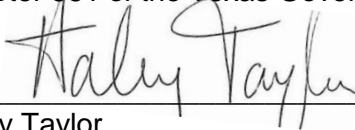
**G. ITEMS OF COMMUNITY INTEREST**

5. Planning and Zoning Commission Meeting - July 28, 2025 at 6:00PM
6. City Council Meeting - July 7, 2025 at 6:30PM

**H. ADJOURNMENT**

**CERTIFICATION**

I certify that a copy of the June 23, 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](http://www.cityofhutchins.org), in accordance with Chapter 551 of the Texas Government Code. Posted on June 20, 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](mailto:colquin@cityofhutchins.org)