



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

**Monday, December 22, 2025 at 6:00 PM
City Hall - Council Chamber 400 N. JJ Lemmon Rd.**

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, December 22, 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

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 Mihalopoulos with Wilwash LLC, for an amendment to the Site Plan to allow the opening of the gate located along Goode Rd on the East side of the property. Lot 2R Block A, 5.6329 tract of land of the Wilwash Addition located South of Finn Road and North of East Fulghum Rd better described as 2000 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.*

2. Approval of the November 24, 2025 Minutes.

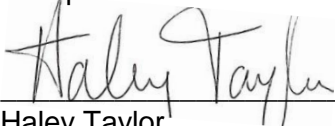
G. ITEMS OF COMMUNITY INTEREST

3. City Council Meeting, Monday, January 5, 2026, 6:30 p.m., Hutchins City Hall - Council Chamber, 400 N. JJ Lemmon Rd., Hutchins.
4. Parks and Recreation Board Meeting, Tuesday, January 6, 2025, 6:30 p.m., Hutchins City Hall - Council Chamber, 400 N. JJ Lemmon Rd., Hutchins.

H. ADJOURNMENT

CERTIFICATION

I certify that a copy of the December 22, 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 December 17, 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



STAFF REPORT

MEETING DATE:	December 22, 2025
MEETING TYPE:	Planning & Zoning
SUBMITTED BY:	Blake Moore
AGENDA CAPTION:	Discuss and consider a request by John Mihalopoulos for an amended site plan allowing for the back gate to be opened for truck traffic, at Lot 2R, Block A Wilwash Addition, 2000.I-45 Hutchins, Texas. Presented by: Blake Moore

Background Information

John Mihalopoulos has requested an amendment to the original Site Plan granted by City Council on June 15, 2020 which required that the east gate that exits onto Goode Road be fitted with a gate and only accessed by employees and Fire Department and that all truck traffic enter and exit via the I-45 service road.

Applicants are requesting that they be allowed to open the gate to all traffic entering and exiting the property.

Goode Road was not designed or built to handle simi-truck traffic. At the P&Z and Council meetings in 2020 residents of the homes on Goode Road appeared and voiced their concerns about truck traffic that resulted in Council voting to have the gate installed and restrict truck traffic entering and leaving the Wilwash property.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommends denial of the request.

Supporting Documentation and Attachments

ZONING DESCRIPTION

BEING a tract of land situated in the William C. Shelton Survey, Abstract No. 1285, City of Hutchins, Dallas County, Texas and being part of Lot 1R, Block A of the Wilwash Addition, an addition to the City of Hutchins, Dallas County, Texas according to the plat recorded in Instrument No. 20202000152325, Official Public Records, Dallas County, Texas, and being part of a tract of land described in Special Warranty Deed with Reservations to Wilwash, LLC recorded in Instrument No. 201600191833 of said Official Public Records and being more particularly described as follows:

BEGINNING at a point for the intersection of the southeast right-of-way line of Finn Road (a variable width right-of-way) and the southwest right-of-way line of Goode Road (a variable width right-of-way, and being the north corner of said Lot 1R, Block A;

THENCE with said southwest right-of-way line, South 30°45'43" East, a distance of 312.00 feet to a point for corner;

THENCE departing said southwest right-of-way line, the following courses and distances:

- South 59°23'17" West, a distance of 277.00 feet to a point for corner;
- North 30°45'43" West, a distance of 312.00 feet to a point for corner in said southeast right-of-way line of Finn Road;

THENCE with said southeast right-of-way line, North 59°23'17" East, a distance of 277.00 feet to the **POINT OF BEGINNING** and containing 1.9840 acres or 86,424 square feet of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

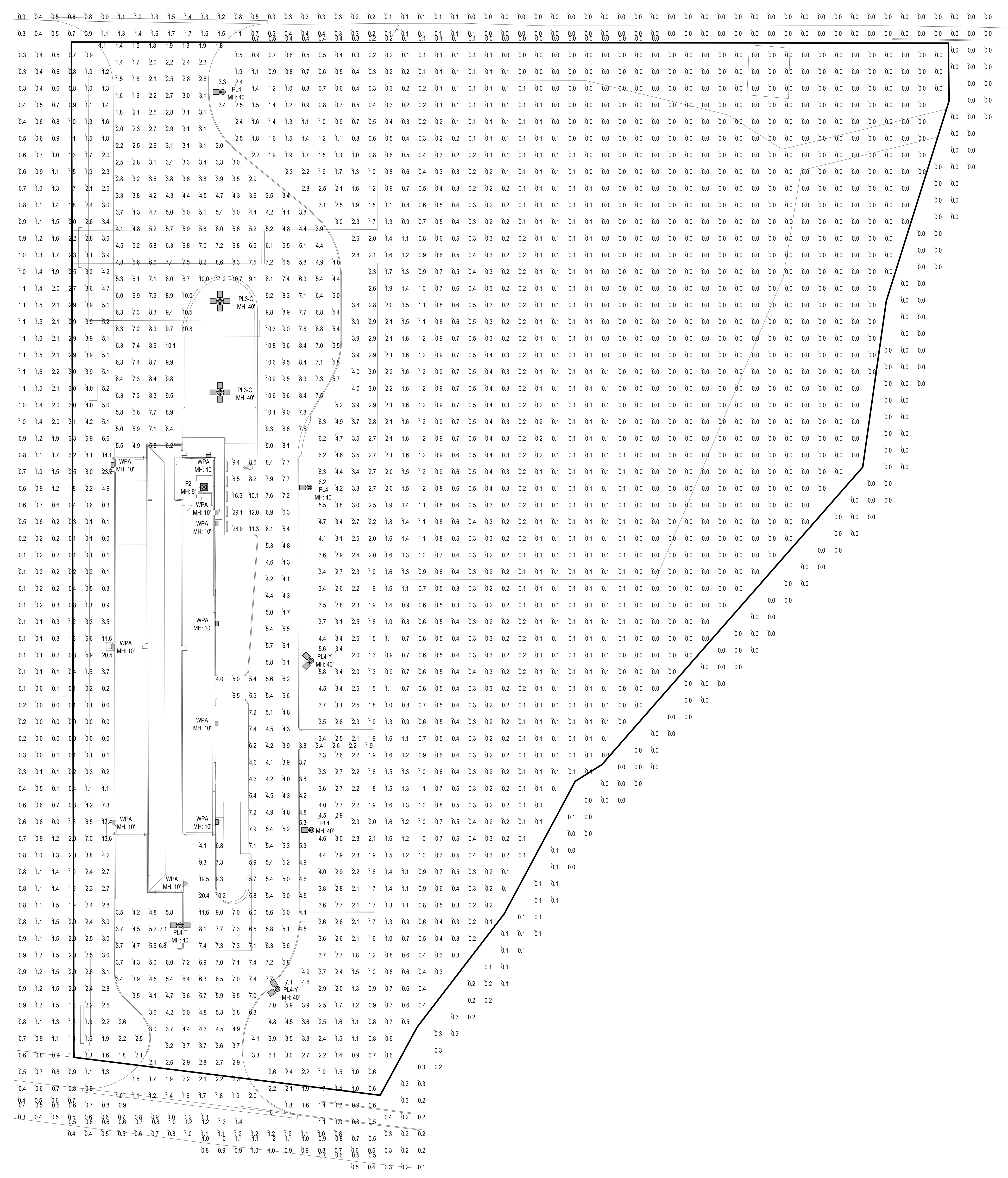
Table with 2 columns: REV/DATE BY, DESCRIPTION

Table with 2 columns: PROJECT NUMBER, DRAWN BY, CHECKED BY, ISSUE DATE

NOT FOR CONSTRUCTION

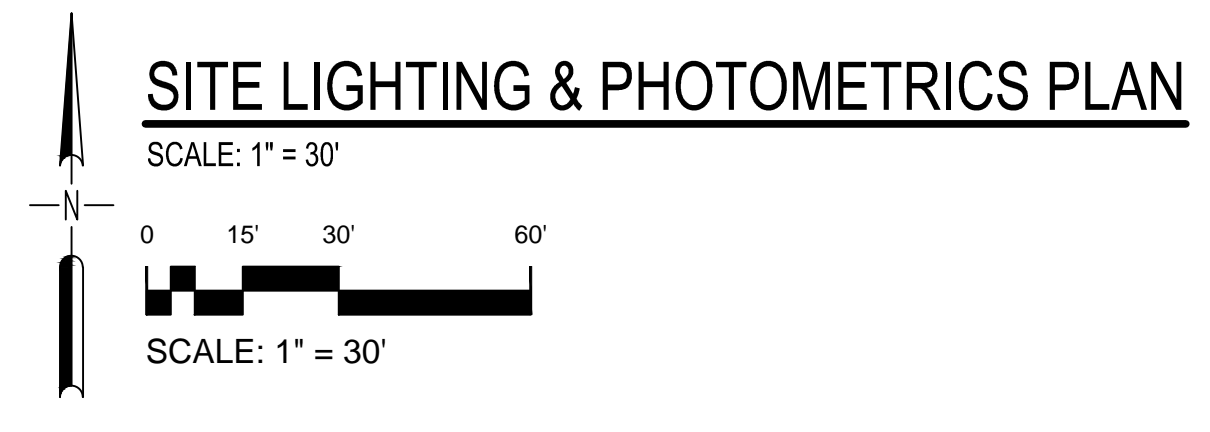
SHEET TITLE: PHOTOMETRICS - SITE

SHEET NUMBER: PH-1.0



Luminaire Schedule table with columns: Symbol, Qty, Label, Arrangement, Total Lamp Lumens, LLF, Description

Calculation Summary table with columns: Label, CalcType, Units, Avg, Max, Min, AvgMin, MaxMin





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
November 24, 2025
REGULAR MEETING – 6:00 P.M.**

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on November 24, 2025, 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

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

Steve Cook with Dunaway presented the details of the New Zoning Ordinance, and answered questions by the Commission. Presentation ended at 6:22PM.

D. CONSENT AGENDA

No items on the consent agenda.

E. PUBLIC HEARINGS

- 1. **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.**

The public hearing opened at 6:27PM. Blake Moore, Building Official, presented the item to the commission members. Nick Vincent the developer, answered questions that were asked by the board. The public hearing closed at 6:31PM. Commissioner Davis made a motion to approve the SUP requests. Commissioner Pressler seconded the motion to approve. Motion Carried 4-1.

For: Josph Matthews, Tod Davis, Don Pressler, Teronika Gaines, Cornelius Caldwell.
 Against: James Spence

F. REGULAR AGENDA

- 1. **Approval of the October 27, 2025, minutes.**

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

For: Josph Matthews, Tod Davis, Don Pressler, Teronika Gaines, James Spence, Cornelius Caldwell.
 Against:

2. ITEMS OF COMMUNITY INTEREST

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

3. ADJOURN

Commissioner Davis made a motion to adjourn. Commissioner Spence seconded the motion Approved by a 5-0 roll call vote. The meeting was adjourned at 6:36 PM.

APPROVED:

 Recording Secretary

 Joseph Matthews
 Chairman

 Tod Davis
 Vice Chairman

