



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

**Monday, August 25, 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, August 25, 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
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

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.*

1. Approval of the July 28, 2025 Minutes.

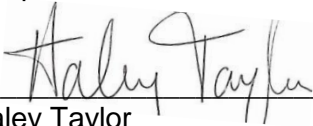
G. ITEMS OF COMMUNITY INTEREST

2. City Council Meeting, Tuesday, September 2, 2025, 6:30 p.m., Hutchins City Hall, 321 N. Main St., Hutchins.
3. Parks and Recreation Board Meeting, Tuesday, September 2, 2025, Hutchins Community Center, 500 W. Hickman St., Hutchins.
4. Keep Hutchins Beautiful Board Meeting, Tuesday, September 9, 2025, 6:00 p.m., Hutchins City Hall, 321 N. Main St., Hutchins.
5. City Council Meeting, Monday, September 15, 2025, 6:30 p.m., Hutchins City Hall, 321 N. Main St., Hutchins.
6. Hispanic Heritage Month Celebration, Thursday, September 18, 2025 4:30 p.m. - 7:00 p.m., Hutchins Community Center, 500 W. Hickman St., Hutchins.

H. ADJOURNMENT

CERTIFICATION

I certify that a copy of the August 25, 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 August 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



Hutchins City Hall
321 N. Main Street
Hutchins, TX 75141
www.cityofhutchins.org

Chairman Joseph Matthews
Vice Chairwoman 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
July 28, 2025
REGULAR MEETING – 6:00 P.M.

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on July 28, 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 Ed Williams
Commissioner James Spence (A)

Members Absent:

Commissioner Teronika Gaines
Commissioner Cornelius Caldwell

B. CITIZEN COMMENTS

No citizens' comments were made.

C. PRESENTATIONS

No presentations were given.

D. CONSENT AGENDA

No items on the consent agenda.

E. PUBLIC HEARINGS

- 1. Conduct a public hearing, discuss and consider a request by Robert Sangdahl (Lineage Logistics) representing the property owner Mike Rader (WHL Dallas 45 LLC) for a zoning change from Logistics Port B (LPB) to Port Industrial (PI) for Lot 1 Block A, 67.570 tract of land located in the John R. Fondren Survey, Abstract NO. 461, William Gatlin Survey, Abstract NO. 499 commonly described as 3840 Lancaster Hutchins Road.**

The Public Hearing opened at 6:06PM. Blake presented the information of the rezone to the commission members. The Public Hearing closed at 6:07. Commissioner Davis made a motion to approve the rezone from Logistics Port B (LPB) to Port Industrial (PI). Commissioner Williams seconded the motion to approve. Motion Carried 5-0.

For: Joseph Matthews, Tod Davis, Don Pressler, Ed Williams, James Spence.
Against:

F. REGULAR AGENDA

- 2. Discuss and consider a Preliminary Plat by Robert Sangdahl of Lineage Logistics, LLC who are the owners of a tract of land situated in the John R. Fondren Survey, Abstract No. 461 and the William Gatlin Survey, Abstract No. 499, City of Hutchins, Dallas County, Texas, and being a portion of a called 42.73 acre tract of land designated as "Parcel 8" and a called 43.06 acre tract of land designated as "Parcel 31 ", in the Special Warranty Deed to WHL Dallas 45 LLC, recorded in Instrument No. 201100339298, Official Public Records, Dallas County, Texas, located East of Witt Road and North of West Wintergreen Road, being more particularly described as 3840 Lancaster Hutchins Road.**

Commissioner Williams made a motion to approve the preliminary plat request. Commissioner Pressler seconded the motion to approve. Motion carried 5-0.

For: Joseph Matthews, Tod Davis, Don Pressler, Ed Williams, James Spence
Against:

- 3. Approval of the June 23rd, 2025 minutes.**

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

For: Joseph Matthews, Tod Davis, Don Pressler, Ed Williams, James Spence.
Against:

4. Approval of the July 2nd, 2025, special called meeting minutes.

Commissioner Davis made a motion to approve the minutes with an added correction of Commissioner Williams being absent during that meeting date. Commissioner Spence seconded the motion to approve with the correction on the meeting minutes. Motion carried 5-0.

For: Joseph Matthews, Tod Davis, Don Pressler, Ed Williams, James Spence.
Against:

G. ITEMS OF COMMUNITY INTEREST

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

H. ADJOURN

Commissioner Pressler made a motion to adjourn. Commissioner Williams seconded the motion Approved by a 5-0 roll call vote. The meeting was adjourned at 6:16 PM.

Recording Secretary

APPROVED:

Joseph Matthews
Chairman

Tod Davis
Vice Chairman