



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

**Monday, August 24, 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, August 24, 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 and consider a recommendation to the City Council for an Ordinance repealing Ordinance 782 adopted on February 16, 2004 in its entirety and amending Chapter 14 Zoning Ordinance Adopted and Exhibit 14A Zoning Ordinance of the City of Hutchins.

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 July 27, 2026 minutes.

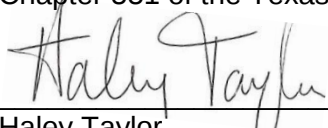
G. ITEMS OF COMMUNITY INTEREST

3. Parks and Recreation Board Meeting, Tuesday, September 1, 2026, 6:30 p.m., City Hall, 400 N. JJ Lemmon Rd., Hutchins.
4. City offices closed on Monday, September 7, 2026, in observance of Labor Day
5. City Council Meeting, Tuesday, September 8, 2026, 6:30 p.m., City Hall, 400 N. JJ Lemmon Rd., Hutchins.
6. Planning and Zoning Commission Meeting, Monday, September 28, 2026, 6:00 p.m., City Hall, 400 N. JJ Lemmon Rd., Hutchins.

H. ADJOURNMENT

CERTIFICATION

I certify that a copy of the August 24, 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 August 17, 2026 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 colguin@cityofhutchins.org



STAFF REPORT

MEETING DATE:	August 24, 2026
MEETING TYPE:	Planning & Zoning
SUBMITTED BY:	Blake Moore
AGENDA CAPTION:	Hold a public hearing and consider a recommendation to the City Council on Ordinance XXX repealing Ordinance 782 adopted on February 16, 2004 in its entirety and amending Chapter 14 Zoning Ordinance Adopted and Exhibit 14A Zoning Ordinance of the City of Hutchins

Presented by: Chief Building Official Blake Moore

Background Information

The City of Hutchins is undertaking a comprehensive update of its Zoning Ordinance, Permitted Use Tables. The project follows completion of a Diagnostic Report in April 2025 and subsequent preparation permitted use tables, and zoning ordinance amendments.

The overall goal of the project is to modernize the City's development regulations, improve usability, align regulations with the City's 2024 Comprehensive Plan, and ensure compliance with current Texas law.

Summary of Stakeholder and Staff Feedback

Throughout the review process, several recurring themes emerged from stakeholder and staff feedback. Throughout the review process, stakeholders and staff emphasized the need for clearer definitions and development standards, more streamlined approval processes and review timelines, and better coordination between zoning regulations and land use classifications. Feedback also highlighted the importance of modernizing ordinance language, organization, and formatting while maintaining consistency with the City's 2024 Comprehensive Plan and applicable Texas statutes.

Additional discussion points raised by staff provided more detail on how these themes should be addressed in the draft ordinance.

Staff also identified several specific policy and implementation issues for further consideration, including clearer standards for portable buildings, maintaining existing masonry screening requirements, evaluating opportunities for higher-density residential development with quality design standards, and addressing transitions between residential and industrial land uses. Additional discussion focused on defining and regulating emerging or evolving uses such as short-term rentals, data centers, commercial truck and trailer parking areas, and accessory structures.

Proposed Zoning Ordinance and Permitted Use Tables

The proposed zoning ordinance update seeks to create a clear, modern, and user-friendly development code while implementing the vision established in the 2024 Comprehensive Plan. The draft also aims to streamline development standards and improve ordinance navigation and administration.

Ordinance Organization and Usability

Major organizational improvements are intended to make the ordinance easier to navigate, administer, and apply consistently. The draft improves ordinance organization by reorganizing content for more intuitive navigation, consolidating definitions into a centralized section, and applying modern formatting to enhance readability. It also eliminates redundant language, clarifies overlapping provisions, and more clearly identifies responsible decision-makers and review authorities.

Zoning District Updates

The proposed district updates are intended to broaden housing options, update residential standards, and address emerging land use issues. Proposed district modifications include creation of a new single-family district allowing 40-foot lot widths, updates to townhome and multifamily residential standards, and consideration of regulations addressing truck parking, short-term rentals, and data centers.

Permitted Use Table Modernization

The proposed use table updates are intended to make land use permissions easier to understand and apply. The use table updates relocate and reformat the permitted use tables, consolidate similar land uses, and create additional regulated use categories. The proposed ordinance also includes new or revised standards for uses such as portable buildings, vape shops, tattoo studios, payday lenders, and other specialty commercial uses.

Development Standards

Development standard revisions are intended to clarify expectations for site design, construction, and public-facing improvements. The draft ordinance proposes updates to parking, landscaping, lighting, fencing, construction material, sidewalk, and site development requirements.

Development Processes and Administrative Tools

The proposed ordinance also introduces administrative tools intended to make development review procedures more transparent and easier to administer. To improve transparency and ease of administration, the proposed ordinance consolidates development review procedures, clearly assigns review and approval responsibilities, and incorporates flowcharts illustrating development processes. It also uses visual matrices to summarize dimensional standards, notification requirements, and approval authorities, along with expanded graphics and illustrations to improve clarity.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

The City Attorney has reviewed the Proposed Zoning Ordinance and approved.

Staff Recommendation

Staff recommends that the Planning and Zoning Commission recommend approval of the proposed Zoning Ordinance.

Supporting Documentation and Attachments

Proposed Zoning Ordinance.



**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 Cornelius Caldwell (A)**

**MINUTES
HUTCHINS PLANNING AND ZONING COMMISSION
July 27 2026
REGULAR MEETING – 6:00 P.M.**

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on July 27, 2026, 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 6:06 p.m.
Commissioner Davis gave the invocation.
The pledge of allegiance was performed.

Members Present:

Chairman Joseph Matthews
Commissioner Tod Davis
Commissioner Teronika Gaines
Commissioner Don Pressler
Commissioner Cornelius Caldwell

Members Absent:

Commissioner Ed Williams

B. CITIZEN COMMENTS

No citizens' comments were made.

C. PRESENTATIONS

D. CONSENT AGENDA

No items on the consent agenda.

E. PUBLIC HEARINGS

- 1. Conduct a public hearing, discuss and consider a request by John Gonzales with RTG Capital for a Rezone from Highway Commercial (HC) to Light Industrial (LI) for Tract 49.1 & 49.2, 5 acres in the William Gatlin ABST, Tract, commonly addressed as 1080 S IH 45.**

Blake presented the item to the commission. Commissioner Davis made a motion to approve the Rezone request with a condition of approval pending the city council approval of the request for voluntary annexation. Commissioner Pressler seconded the motion to approve. Motion carried Motion carried 5-0.

For: Joseph Matthews, Tod Davis, Don Pressler, Teronika Gaines, Cornelius Caldwell
Against:

2. **Conduct a public hearing, discuss and consider a request by John Gonzales with RTG Capital for a SUP request to allow “Motor Freight Company/Terminal; Heavy Machinery Sales/Storage; Truck Sales & Storage; Low Risk Industrial Manufacturing Not Wholly Enclosed Within A Building; Low Risk Industrial Manufacturing Wholly Enclosed Within A Building” in the Light Industrial District for Tracts 49.1 & 49.2, 5 acres in the William Gatlin ABST, commonly addressed as 1080 S IH 45.**

Blake presented the item to the commission. Commissioner Pressler made a motion to approve the SUP request with a condition of approval pending the city council approval of the request for voluntary annexation. Commissioner Caldwell seconded the motion to approve. Motion carried 5-0.

For: Joseph Matthews, Tod Davis, Don Pressler, Teronika Gaines, Cornelius Caldwell
Against:

F. REGULAR AGENDA

1. **Discuss and consider a request by Lance Stewart with Pape-Dawson Consulting Engineers (representing the property owner Elaine Torres with LGI Homes-Texas, LLC) for a preliminary plat of Southaven Phase B, LOTS 40-43 Block M; Common Area/HOA Lot 44X, Block M; Lots 16-28, Block N; Lots 1-26, Block P; Lots 1-24, Block Q being a 15.176 tract of land located West of JJ Lemmon Rd. and South of Langdon Rd., addressed as 1600 Lancaster Hutchins Rd.**

Commissioner Gaines made a motion to approve the preliminary plat. Commissioner Davis seconded the motion to approve. Motion carried 5-0.

For: Joseph Matthews, Tod Davis, Don Pressler, Teronika Gaines, Cornelius Caldwell
Against:

2. **Approval of the June 22, 2026, minutes.**

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

For: Joseph Matthews, Tod Davis, Don Pressler, Teronika Gaines, Cornelius Caldwell
Against:

3. ITEMS OF COMMUNITY INTEREST

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

4. **ADJOURN**

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

APPROVED:

Recording Secretary

Joseph Matthews
Chairman

Tod Davis
Vice Chairman