



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

**Monday, July 28, 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, July 28, 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

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.

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 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.
3. Approval of the June 23rd, 2025 minutes.
4. Approval of the July 2rd, 2025 special called meeting minutes.

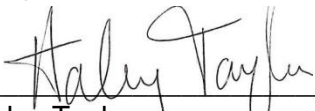
G. ITEMS OF COMMUNITY INTEREST

5. Back to School BBQ, Saturday, August 2, 2025, 12:00 p.m. - 2:30 p.m., Campbell Park, 200 S. Denton St.
6. City Council Meeting, Monday, August 4, 2025, 6:30 pm, Hutchins City Hall, 321 N. Main St., Hutchins.
7. Keep Hutchins Beautiful Board Meeting, Tuesday, August 12, 2025, 6:00 p.m., Hutchins City Hall, 321 N. Main St., Hutchins.
8. City Council Meeting, Monday, August 18, 2025, 6:30 pm, Hutchins City Hall, 321 N. Main St., Hutchins.
9. Planning and Zoning Commission Meeting, Monday, August 25, 2025, 6:00 p.m., Hutchins City Hall, 321 N. Main St., Hutchins.

H. ADJOURNMENT

CERTIFICATION

I certify that a copy of the July 28, 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 July 21, 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: July 28, 2025

MEETING TYPE: Planning & Zoning

SUBMITTED BY: Blake Moore

AGENDA CAPTION: Discuss and consider rezoning 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, and being more particularly described as follows:

Presented by: Blake Moore

Background Information

Robert Sangdahl of Lineage Logistics, LLC has submitted a rezoning application for a 42.73-acre tract of land in the Logistics Port B (LPB) and Port Industrial (PI) zoning districts. This property is being platted for development and will now be located within the two zoning districts. Upon consultation with the City Attorney, he stated that the property would need to be re-zoned to one zoning district because you cannot apply the requirements of two different districts on one property. A few months ago, Lineage requested an exception to the Port Industrial District Ordinance (which is allowed by the ordinance) for horizontal and vertical articulations and building color palette, which was approved. When the plat was submitted it was discovered that the property would be located within two zoning districts.

Staff have reviewed the RE Zoning Application and all corrections requested have been made. This project complies with the future land use map and comprehensive plan.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

Yes

Staff Recommendation

Staff recommends approval.

Supporting Documentation and Attachments

Paid 7/3/25
CC-0306666



Zoning Application

- General Zoning Request
- Standard Zoning or Rezoning
- Planned Development
- Site Plan - New or Amended
- Planned Development Concept Plan - New or Amended
- SUP

CITY OF HUTCHINS
321 N. Main
Hutchins, Texas 75141
(972) 225-6121

FILE NO: 25-17

3840 Lancaster Hutchins

Address/Location: Legal Attached. NE corner of Lancaster Hutchins and Wintergreen.		Existing Use: Undeveloped Land	
Lot(s): Not Platted	Block: Not Platted	Current Zoning: PI and LPB	
# of Acres: 29.98 Acres to be rezoned from LPB to PI to be consistent with other 40+/- Acres that are PI.	# of Lots: N/A not platted	# of Units: N/A	

APPLICANT INFORMATION

Name: Robert Sangdahl		Company: Lineage Logistics, LLC	
Mailing Address: 46500 Humboldt Drive			
City: Novi	State: MI	Zip: 48377	
Phone: 419-340-3793	Fax:	Email: rsangdahl@onelineage.com	

OWNER INFORMATION

Name: Mike Rader		Company: WHL Dallas 45, LLC	
Mailing Address: PO Box 249			
City: Colleyville	State: TX	Zip: 76034	
Phone: 817-310-5595	Fax:	Email: mike.rader@prime45.net	

Applications must be complete and have all supporting documents turned in no later than 2:00 pm on submittal day.


ZONING APPLICATION SUBMITTAL REQUIREMENTS

(See Fee Schedule For All Amounts)

- Concept Plan 24"x36", 4 copies (folded)
 - Site Plan / Concept Plan Checklist
 - Legal Description
 - Letter stating reason for request
 - CD of electronic version (pdf) of proposed plans
- Fee: _____

APPLICANT AUTHORIZATION:

- I will represent the application myself; or
- I authorize Robert Sangdahl and Lineage Logistics, LLC (name of applicant) to represent this application on my behalf. The named applicant shall be the principal person for responding to all requests and to attend all meetings.

Owner's Signature:  Date: July 3, 2025


STATE OF ~~TEXAS~~ Florida
 COUNTY OF: Walton

BEFORE ME, a Notary Public, on this day personally appeared Michael Roder
 the above signed, who, under oath, stated the following: "I hereby certify that I am the owner or authorized corporate representative for the purposes of this application; that all information submitted herein is true and accurate."

Subscribed and sworn to before me this 3rd day of July, 2025.



LORI BREWINGTON
 Commission # HH 318605
 Expires October 3, 2026


 Notary Public in and for the State of ~~Texas~~ Florida

This application is not considered accepted by the City until the Building Official or his designee has signed below.

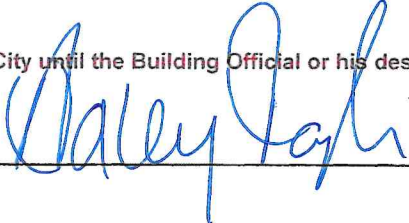
CITY OF HUTCHINS: Acknowledged By:  Date: 7/3/25

EXHIBIT A ZONING DESCRIPTION

JOHN R. FONDREN SURVEY, ABSTRACT NO. 461
WILLIAM GATLIN SURVEY, ABSTRACT NO. 499
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

PROPERTY DESCRIPTION

BEING 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, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the north corner of Lot 1, Block A, Biagi Wintergreen Addition, an addition to the City of Hutchins, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201700221766, Official Public Records, Dallas County, Texas, and the east corner of a 125-foot Rail Easement described in the Easement Deed to Union Pacific Railroad Company, recorded in Instrument No. 201600357675, as amended in Instrument No. 202500078195, Official Public Records, Dallas County, Texas, being in the northeast line of said Parcel 8;

THENCE with the common line of said 48.145 acre tract and said 125-foot Rail Easement, South 59°20'03" West, a distance of 933.64 feet to a point for corner in the Zoning Boundary Line between Logistics Port B and Port Industrial Zones;

THENCE along said Zoning Boundary Line, North 30°23'23" West, a distance of 1,308.65 feet to a point for corner in the common line of said Parcel 31 and a called 43.05 acre tract of land designated as "Parcel 30" in the Special Warranty Deed to DLH Logistics LLC, recorded in Instrument No. 201700256958, Official Public Records, Dallas County, Texas;

THENCE with the common line of said Parcels 31 and 30, South 89°57'00" East, a distance of 276.62 feet to a 1/2-inch iron rod found for the northeast corner of said Parcel 31, the most southerly southeast corner of said Parcel 30, and being in the southwest line of said Parcel 8;

THENCE with the common line of said Parcels 8 and 30, the following courses and distances:

North 30°59'31" West, a distance of 286.95 feet to a 3/4-inch iron rod found for the west corner of said Parcel 8, and an interior ell corner of said Parcel 30;

NOTES:

Bearings are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

This description was prepared based on an ALTA/NSPS Land Title Survey of the same dated 06/27/2025.


		801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102		FIRM # 10194040		Tel. No. (817) 335-8511 www.kimley-horn.com	
		Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JJW	DJD	July 2025	061311004	1 OF 3		

EXHIBIT A ZONING DESCRIPTION

JOHN R. FONDREN SURVEY, ABSTRACT NO. 461
WILLIAM GATLIN SURVEY, ABSTRACT NO. 499
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

PROPERTY DESCRIPTION

North 59°43'20" East, a distance of 699.59 feet to a 5/8-inch iron rod with red plastic cap (stamping illegible) found for the north corner of said Parcel 8, and being in the southwest line of Southeast Water Treatment Plant, an addition to the City of Hutchins, according to the plat thereof recorded in Volume 93023, Page 3743, Deed Records, Dallas County, Texas;

THENCE with the common line of said Parcel 8 and the Southeast Water Treatment Plant Addition, South 30°19'45" East, a distance of 1,373.77 feet to the south corner of said Southeast Water Treatment Plant Addition;

THENCE with the common line of said Parcel 8 and said 125-foot Rail Easement, South 30°24'18" East, a distance of 75.80 feet to the **POINT OF BEGINNING** and containing a computed area of 29.980 acres of land.

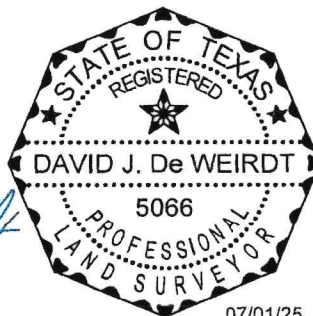
NOTES:

Bearings are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

This description was prepared based on an ALTA/NSPS Land Title Survey of the same dated 06/27/2025.

David J. De Weirdt

DAVID J. De WEIRDT
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5066



07/01/25

Kimley»Horn		801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102		FIRM # 10194040		Tel. No. (817) 335-6511 www.kimley-horn.com	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.		
N/A	JJW	DJD	July 2025	061311004	2 OF 3		



VIA EMAIL: bmoore@cityofhutchins.org and hand delivery.

July 2, 2025

Blake Moore
Building Official
City of Hutchins, TX
321 N Main Street
Hutchins, TX 75141

Re: Resolution of Multiple Zoning Districts
Lineage Logistics, LLC Project Beckett

Dear Mr. Moore,

The intent of this letter is to request the City of Hutchins (City) amend revise the PI Zoning District boundary to the full extent of the land area Lineage Logistics, LLC (Lineage) intends to purchase for the construction of a fully automated, cold storage warehouse.

As background, Lineage sought, and the provided, a text amendment to the Port Industrial Zoning District (PI) to permit the construction of a building with a height limit of 140'. Upon further examination of the subject parcel and the zoning map, it was determined that the subject site is governed by two districts, PI and Logistics Port B (LPB). As the City does not have a provision in its zoning ordinance to resolved which zoning district would apply, Lineage seeks a revision to the PI district to include that area of the subject site that is zoned LPB.

Attached is a zoning exhibit that shows the subject site, the proposed building, and the two zoning districts that affect the subject parcel.

Also attached to this letter is a Zoning Application, a legal description and survey for that portion of the subject parcel to be revised from LBP to PI and our building elevations/renderings

Lineage understands that this matter will be heard by the Planning and Zoning Commission on July 28, 2025 and,

LINEAGE LOGISTICS • 46500 Humboldt Drive Novi, MI 48377
www.lineagelogistics.com



We appreciate the coordination and assistance City Staff has provided to this point and are looking forward to a successful project in the City of Hutchins.

Sincerely,
LINEAGE LOGISTICS, LLC

A handwritten signature in blue ink, appearing to read "Robert Sangdahl".

By: _____
Name: Robert Sangdahl, VP Real Estate
Title: Authorized Signatory

cc: Anthony Levandusky, Lineage Logistics



Aerial View

Project Beckett - Texas
Building Rendering

Rev - November 13, 2024 ds 13.3

zero campinelli drive, brainiac, ma 02184 www.kbaarch.com

RKB



Street View

Project Beckett - Texas
Building Rendering

zero camparelli drive, braintree, ma 02154
www.rkbarch.com

Rev - November 13, 2024

dis 13.32

Section E, Item 1.



Office View

Project Beckett - Texas
Building Rendering

9800 Campanelli Drive, Braintree, MA 02154 | www.rkbarch.com

Rev - November 13, 2024

ds 13.33



STAFF REPORT

MEETING DATE:	July 28, 2025
MEETING TYPE:	Planning & Zoning
SUBMITTED BY:	Blake Moore
AGENDA CAPTION:	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, and being more particularly described as follows:

Presented by: Blake Moore

Background Information

Robert Sangdahl of Lineage Logistics, LLC has submitted a preliminary plat of a 42.73 acre tract of land in the Logistics Port B (LPB) and Port Industrial (PI). The reason for the preliminary plat is for the construction development of this site of Lineage Logistics, LLC

Staff has reviewed the Preliminary plat and all corrections requested have been made. This project complies with the future land use map and comprehensive plan.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommends Approval

Supporting Documentation and Attachments

paid 7/1/15



Development Application

- Preliminary Plat
- Final Plat
- Site Plan - New or Amended
- Concept Plan - New or Amended
- Landscape Plan/Tree Survey
- Building Elevations
- Minor Plat
- Amended Plat
- Replat
- Tentative Dev. Plan

CITY OF HUTCHINS

321 N. Main
Hutchins, Texas 75141
(972) 225-6121

File # 25-110

LANCASTER HUTCHINS

PROPERTY INFORMATION

Address/Location: 1600 W Wintergreen Road 3840 Existing Use: Vacant/Agricultural

Lot(s): N/A Block: N/A Current Zoning: LP-B & PI

Name: Dylan Adame Company: Kimley Horn

Mailing Address: 2600 N Central Expy, Suite 400

City: Richardson State: TX Zip: 75080

Phone: 972-776-1769 Fax: _____ Email: Dylan.Adame@Kimley-Horn.com

OWNER INFORMATION

Name: Mike Rader Company: WHL Dallas 45 LLC

Mailing Address: 601 Wintergreen Road

City: Hutchins State: TX Zip: 75141

Phone: 817-310-5595 Fax: _____ Email: Mike.Rader@prime45.net

Applications must be complete and have all supporting documents turned in no later than 2:00 pm on submittal day.

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

(Check those that apply)

(See Fee Schedule For All Amounts)

- CD of electronic version (pdf) of proposed plans (required)
- Submittal Checklist
- Preliminary Plat - 24" x 36", 9 copies
- Final Plat - 24" x 36", 9 copies
- Amended Plat - 24" x 36", 9 copies
- Minor Plat - 24" x 36", 9 copies
- Replat - 24" x 36", 9 copies
- Landscape/Tree Survey Plan - 24" x 36", 4 copies
- Plats only - Legal Description and Tax Certificate

- Tentative Dev. Plan - 24" x 36", 4 copies
- Building Elevations - 24" x 36", 4 copies
- Photometric/Lighting Plan - 24" x 36", 4 copies
- Civil Engineering Plans - 24" x 36", 3 rolled sets
- Site Plan - 24" x 36", 4 copies
- Signed Application (required)
- Total Fee: _____

REQUIRED SUBMITTAL DOCUMENTS

Please refer to the Hutchins Zoning Ordinance and submittal checklist for all required submittal documents.

YES	NO	DESCRIPTION
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FOUR 24" x 36" hard copies of each proposed plan for City Staff review.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	THREE rolled sets of civil engineering plans if required for City Staff review
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CD of electronic version (pdf) of proposed plans.

Failure to submit the applicable documents described above with the application will result in an automatic staff recommendation for DENIAL of application to the Planning and Zoning Commission and City Council.

APPLICANT AUTHORIZATION:

- I will represent the application myself; or
- I authorize _____ (name of applicant) to represent this application on my behalf. The named applicant shall be the principal person for responding to all requests and to attend all meetings.

Per City Policy, platting applications are only accepted on the final Monday of each month, in order to ensure compliance with state regulations. If that day falls on a holiday, then it will be accepted the next business day. For more info visit www.cityofhutchins.org and select the Planning and Zoning Department tab.

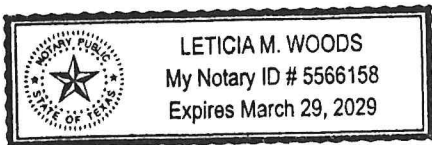
Owner's Signature: *[Signature]* Date: June 26, 2025

STATE OF TEXAS

COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Michael Rader the above signed, who, under oath, stated the following: "I hereby certify that I am the owner or authorized corporate representative for the purposes of this application; that all information submitted herein is true and accurate."

Subscribed and sworn to before me this 26th day of June, 20 25.



Leticia M Woods
Notary Public in and for the State of Texas

This application is not considered accepted by the City until the Building Official or his designee has signed below.

CITY OF HUTCHINS: Acknowledged By: *[Signature]* Date: 6/30/25

EXHIBIT A ZONING DESCRIPTION

JOHN R. FONDREN SURVEY, ABSTRACT NO. 461
WILLIAM GATLIN SURVEY, ABSTRACT NO. 499
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

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N/A	JJW	DJD	July 2025	061311004	1 OF 3		

EXHIBIT A ZONING DESCRIPTION

JOHN R. FONDREN SURVEY, ABSTRACT NO. 461
WILLIAM GATLIN SURVEY, ABSTRACT NO. 499
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

PROPERTY DESCRIPTION

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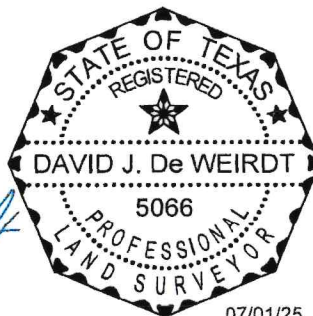
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David J. De Weirdt

DAVID J. De WEIRDT
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5066



07/01/25

Kimley»Horn					
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102			FIRM # 10194040		Tel. No. (817) 335-6511 www.kimley-horn.com
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JJW	DJD	July 2025	061311004	2 OF 3



- Chairman 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)**

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

MINUTES
HUTCHINS PLANNING AND ZONING COMMISSION
June 23, 2025
REGULAR MEETING – 6:00 P.M.

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on June 23, 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 6:07 p.m.
 Commissioner Spence gave the invocation.
 The pledge of allegiance was performed.

Members Present:
 Chairman Joseph Matthews
 Vice Chair Tod Davis
 Commissioner Don Pressler
 Commissioner Teronika Davis
 Commissioner Ed Williams
 Commissioner James Spence (A)

Members Absent:
 Commissioner Cornelius Caldwell (A)

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. 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.**

The public hearing opened at 6:12PM. Tim addressed the item to the commission members. The public hearing closed at 6:18PM. Commissioner Williams made a motion to approve the request for the exceptions to the typical façade elevation. Commissioner Davis seconded the motion. The motion passed 5-0.

Voting For: Joseph Matthews, Tod Davis, Don Pressler, Teronika Gaines, Ed Williams

Voting Against:

F. REGULAR AGENDA

- 1. 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.**

Commissioner Davis made a motion to approve the preliminary plat. Commissioner Pressler seconded the motion to approve the item. The motion carried 5-0

Voting For: Joseph Matthews, Tod Davis, Don Pressler, Teronika Gaines, Ed Williams

Voting Against:

- 2. Discuss and consider a 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.**

Commissioner Williams made a motion to approve the final plat. Commissioner Pressler seconded the motion to approve. The motion carried 5-0.

Voting For: Joseph Matthews, Tod Davis, Don Pressler, Teronika Gaines, Ed Williams

Voting Against:

- 3. Approval of May 27, 2025, Minutes.**

Commissioner Davis made a motion to approve the May 2025 meeting minutes. Commissioner Pressler seconded the motion to approve. The motion carried 5-0. Voting For: Joseph Matthews, Tod Davis, Don Pressler, Teronika Gaines, Ed Williams
Voting Against:

G. ITEMS OF COMMUNITY INTEREST

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

H. ADJOURN

Commissioner Williams made a motion to adjourn. Commissioner Davis seconded the motion Approved by a 5-0 roll call vote. The meeting was adjourned at 6:30 PM.

Recording Secretary

APPROVED:

Joseph Matthews
Chairman

Tod Davis
Vice Chairman



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)

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

MINUTES
HUTCHINS PLANNING AND ZONING COMMISSION
July 2, 2025
SPECIAL CALLED MEETING – 4:00 P.M.

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on July 2, 2025, at 4:00 p.m. at the Hutchins City Hall Hutchins, Texas 75141.

A. CALL TO ORDER.

Chairman Matthews called the meeting to order at 4:02 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)
Commissioner Cornelius Caldwell (A)

Members Absent:

Commissioner Teronika Gaines
Commissioner Ed Williams

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. Discuss and consider a request by Lineage Logistics to consider approval of exceptions to the typical façade elevation, specifically the required vertical and horizontal articulations, and the Earth Tone color palette in the Port Industrial (PI) and Logistics Port B (LPB) Districts, 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 R Fondren Abstract commonly described as 3706 & 3840 Lancaster Hutchins Road, 1300 & 1600 W Wintergreen Road.

The Public Hearing opened at 4:04PM. The representative explained the information about the item, and a request is pending a rezone for the property. Public Hearing closed at 4:16PM. Commissioner Davis made a motion to approve the exceptions to the typical façade elevation. Commissioner Spence seconded the motion. Motion carried 5-0

For: Joseph Matthews, Tod Davis, Don Pressler, James Spence, Cornelius Caldwell.
Against: 0

F. REGULAR AGENDA

G. ITEMS OF COMMUNITY INTEREST

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

H. ADJOURN

Commissioner Davis made a motion to adjourn. Commissioner Pressler seconded the motion Approved by a 5-0 roll call vote. The meeting was adjourned at 4:18 PM.

APPROVED:

Recording Secretary

Joseph Matthews
Chairman

Tod Davis
Vice Chairman