



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

**Monday, September 22, 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, September 22, 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. Discuss and consider a request by Mario Salinas(MDB) for a zoning change from Town Center (TC) to Single Family Residential 7,000 (SF-7) for TR 6, TJ Wampler ABST 1538 PG 195 located North of Lancaster Hutchins Road and South of Langdon Road, commonly described as 809 North JJ Lemmon 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. Approval of the August 25, 2025 minutes.

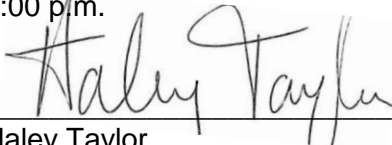
**G. ITEMS OF COMMUNITY INTEREST**

3. City Council Meeting, Monday, October 6, 2025, 6:30 p.m., Hutchins City Hall, 400 N. JJ Lemmon Rd., Hutchins.
4. National Night Out, Tuesday, October 7, 2025, 6:00 p.m. - 8:00 p.m. at Campbell Park, 205 S. Denton St., Hutchins.
5. Planning & Zoning Commission Meeting, Monday, October 27, 2025, 6:00PM, Hutchins City Hall, 400 N. JJ Lemmon Rd., Hutchins.

**H. ADJOURNMENT**

**CERTIFICATION**

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



# STAFF REPORT

**MEETING DATE:** September 22, 2025

**MEETING TYPE:** Planning & Zoning

**SUBMITTED BY:** Blake Moore

**AGENDA CAPTION:** Discuss and consider rezoning by Mario Salinas of MDB and Celeste Madrigal who are the owners of A 36.75 ACRE TRACT OF LAND SITUATED IN THE THOMAS J. WAMPLER SURVEY, ABSTRACT NUMBER 1538, AND THE BENJAMIN MATHEW SURVEY, ABSTRACT NUMBER 989 DALLAS COUNTY, TEXAS AND BEING PART OF THAT 39.82 TRACT OF LAND CONVEYED TO ELENO MADRIGAL, TRUSTEE OF THE MADRIGAL TRUST UNDER INSTRUMENT NUMBER 201300323523 IN THE OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Presented by: Blake Moore

### **Background Information**

Mario Salinas of MDB has submitted a rezoning application of a 36.75 acre tract of land which is zoned Town Center (TC). The reason for the rezoning is for the development of land for the new construction of homes ranging from 1800Sqft to 2200 Sqft. Mario Salinas has requested it to be rezoned to Single Family Residential 7,000 (SF-7).

Staff has 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**

N/A

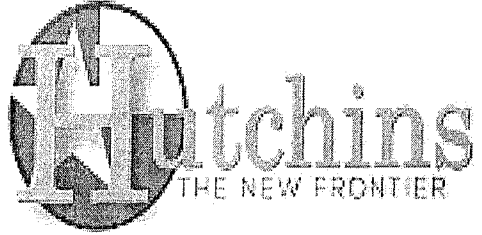
### **Staff Recommendation**

Staff recommends Approval

### **Supporting Documentation and Attachments**

pd  
9/2/25  
CC-0937661

### Zoning Application



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

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

FILE NO: ~~0937661~~ 25-20

Address/Location: 809 N. JJ LEMON RD.		Existing Use: RESIDENTIAL
Lot(s): N/A	Block: N/A	Current Zoning: TC-TOWN CENTER
# of Acres: 39.82	# of Lots:	# of Units:

### APPLICANT INFORMATION

Name: MAMIO SALINAS	Company: MDB	
Mailing Address: 11551 FOREST CENTRAL DR., SUITE 133		
City: DALLAS	State: TX	Zip: 75243
Phone: (956) 326 0231	Fax: -	Email: MAMIO@MDBARCHITECTURE.COM

### OWNER INFORMATION

Name: CELESTE MADRIGAL	Company:	
Mailing Address: 605 W. PALESTINE ST.		
City: HUTCHINS	State: TX	Zip: 75141
Phone: (972) 835 7828	Fax:	Email: CELESTE_MADRIGAL@HOTMAIL.COM

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

### ZONING APPLICATION SUBMITTAL REQUIREMENTS

- 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

(See Fee Schedule For All Amounts)

Fee: \$150.00

09/08/2025

**Hutchins Planning & Zoning Commission**  
**City of Hutchins, Texas**

**Re: Request for Zoning Change from TC (Town Center) to SF-7.0 (Single Family Residential, 7,000 SF Minimum Lot Size)**

Dear Commissioners,

As the developer's representative of the 39.82 acre tract property located at **809 N JJ LEMMON RD, HUTCHINS, TX**, I respectfully submit this request to rezone the tract from **TC (Town Center)** to **Single Family Residential** (minimum 7,000 square foot lots).

Our proposal is to create a thoughtfully planned residential neighborhood consisting of single-family homes ranging between 1,800 and 2,200 square feet. This size range ensures attainable yet spacious housing that meets the needs of modern families, while maintaining high standards of design, functionality, and long-term value.

### **Justification for Zoning Change**

#### **1. Market Demand for Residential Growth:**

Hutchins is experiencing steady growth in the southern Dallas County corridor. Families are seeking well-planned neighborhoods with generous lot sizes that provide both affordability and long-term value. Rezoning will allow for single-family homes that meet this demand while reinforcing Hutchins as a desirable residential community.

#### **2. Compatibility with Adjacent Uses:**

The subject property is well positioned for residential development and serves as a natural transition from more intensive land uses near the Town Center zoning to surrounding neighborhoods. By providing 7,000 SF lots, the project maintains appropriate density and ensures compatibility with nearby single-family communities.

#### **3. Infrastructure & City Services:**

The site is readily serviceable by existing or planned city utilities, roadways, and public services. Our preliminary engineering review indicates no unusual burdens to the city's infrastructure. The rezoning will allow the property to be developed in a manner that responsibly supports Hutchins' infrastructure planning and fiscal health.

#### **4. Community Benefits:**

- Creates new single-family housing opportunities within city limits.
- Expands the tax base with long-term, stable revenue.
- Provides high-quality neighborhood character consistent with Hutchins' growth objectives.
- Supports local schools, retail, and service providers with an increased residential population.

#### **Commitment to Quality Development:**

We are committed to delivering a neighborhood that balances livability, sustainability, and design integrity. Our intent is to develop homes that fit within the context of Hutchins, with enhanced landscaping, architectural diversity, and adherence to city development standards.

We respectfully request favorable consideration of this rezoning application and look forward to working closely with staff, Planning & Zoning, and ultimately City Council to bring this project to fruition.

Thank you for your time and thoughtful review. Please do not hesitate to contact me with any questions or requests for additional information.

Sincerely,



**Mario Alberto Salinas**  
 MDB  
 956.326.0231

**Description for Zoning Purposes**

**BEING** A 36.75 ACRE TRACT OF LAND SITUATED IN THE THOMAS J. WAMPLER SURVEY, ABSTRACT NUMBER 1538, AND THE BENJAMIN MATHEW SURVEY, ABSTRACT NUMBER 989 DALLAS COUNTY, TEXAS AND BEING PART OF THAT 39.82 TRACT OF LAND CONVEYED TO ELENO MADRIGAL, TRUSTEE OF THE MADRIGAL TRUST UNDER INSTRUMENT NUMBER 201300323523 IN THE OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A SQUARE 1" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 36.75 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID 39.82 ACRE TRACT AND BEING FURTHER REFERRED TO AS **THE POINT OF BEGINNING**, HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT GROUND COORDINATE VALUE OF **N:6922530.22, E: 2514390.35** FEET FOR REFERENCE;

**THENCE FROM SAID POINT OF BEGINNING**, N 30°51'27" W, A DISTANCE OF 1166.56 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 36.75 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID 39.82 ACRE TRACT;

**THENCE**, N 59°01'35" E, A DISTANCE OF 1287.60 FEET TO A POINT IN THE NORTH LINE OF SAID 39.82 ACRE TRACT FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID 36.75 ACRE TRACT AND FROM WHICH A POINT IN A 14" HACKBERRY TREE IN THE WEST LINE OF JJ LEMMON ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) FOR THE NORTHEAST CORNER OF SAID 39.82 ACRE TRACT BEARS N 59°01'35" E, A DISTANCE OF 198.87 FEET AND FROM SAID POINT IN A HACKBERRY TREE 1" IRON ROD FOUND BEARS N 59°22'25" W, A DISTANCE OF 2.25 FEET;

**THENCE**, OVER AND ACROSS SAID 39.82 ACRE TRACT, S 30°58'25" E, A DISTANCE OF 405.00 FEET TO A POINT FOR AN ELL CORNER OF SAID 36.75 ACRE TRACT;

**THENCE**, N 59°01'35" E, A DISTANCE OF 197.66 FEET TO A POINT IN THE WEST LINE OF SAID JJ LEMMON ROAD AND BEING A POINT IN THE EAST LINE OF SAID 39.82 ACRE TRACT;

**THENCE**, WITH THE WEST LINE OF JJ LEMMON ROAD, S 30°48'08" E, A DISTANCE OF 60.00 FEET TO A POINT;

**THENCE**, OVER AND ACROSS SAID 39.82 ACRE TRACT, S 59°01'35" W, A DISTANCE OF 197.48 FEET TO A POINT FOR AN ELL CORNER OF SAID 36.75 ACRE TRACT;

**THENCE**, S 30°58'25" E, A DISTANCE OF 290.60 FEET TO A POINT FOR CORNER OF SAID 36.75 ACRE TRACT;

**THENCE**, N 48°01'35" E, A DISTANCE OF 200.41 FEET TO A POINT IN THE WEST LINE OF SAID JJ LEMMON ROAD AND BEING A POINT IN THE EAST LINE OF SAID 39.82 ACRE TRACT;

**THENCE**, WITH THE WEST LINE OF JJ LEMMON ROAD, S 30°48'08" E, A DISTANCE OF 450.69 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 36.75 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF SAID 39.82 TRACT AND FROM WHICH A 1/2" IRON ROD FOUND BEARS S 30°51'02" E, A DISTANCE OF 511.68 FEET;

**THENCE**, DEPARTING THE WEST LINE OF JJ LEMMON ROAD, S 59°05'02" W, PASSING A 3/8" IRON ROD FOUND AT A DISTANCE OF 1.96 FEET AND CONTINUING IN ALL A DISTANCE OF 1485.34 FEET TO **THE POINT OF BEGINNING**, CONTAINING 36.75 ACRES OR 1,600,704 SQ. FEET OF LAND, MORE OR LESS.

**\*\*\* THE DESCRIPTION ABOVE IS INTENDED FOR ZONING PURPOSES ONLY, IT SHALL NOT BE USED OR RELIED UPON AS A SUBDIVISION OF LAND OR OTHER LAND TRANSACTIONS. \*\*\***







- 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)**

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

**MINUTES**  
**HUTCHINS PLANNING AND ZONING COMMISSION**  
**AUGUST 25, 2025**  
**REGULAR CALLED MEETING – 6:00 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 6:00 p.m.  
 Commissioner Spence gave the invocation.  
 The pledge of allegiance was performed.

**Members Present:**

- Chairman Joseph Matthews
- Commissioner Tod Davis
- Commissioner Teronika Gaines
- Commissioner Ed Williams
- Commissioner James Spence (A)
- Commissioner Cornelius Caldwell (A)

**Members Absent:**

- Commissioner Don Pressler

**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**

**F. REGULAR AGENDA**

**1. Approval of the July 28, 2025 minutes.**

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

For: Joseph Matthews, Tod Davis, Teronika Gaines, Ed Williams, James Spence  
Against:

**G. ITEMS OF COMMUNITY INTEREST**

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

**H. 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 6:08 PM.

APPROVED:

\_\_\_\_\_  
Recording Secretary

\_\_\_\_\_  
Joseph Matthews  
Chairman

\_\_\_\_\_  
Tod Davis  
Vice Chairman