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

Chairman Joseph Matthews
Vice Chairwoman Marie Harris
Commissioner Tod Davis
Commissioner Harry Gross
Commissioner Don Pressler – Alt.

MINUTES
HUTCHINS PLANNING AND ZONING COMMISSION
May 25, 2023
REGULAR MEETING – 6:00 P.M.

A. CALL TO ORDER.

Chairman Matthews called the meeting to order at 6:00 p.m.
Commissioner Davis gave the invocation.
The pledge of allegiance was performed.

Members Present:
Chairman Joseph Matthews
Commissioner Marie Harris
Commissioner Tod Davis
Commissioner Don Pressler – (A)

Members Absent:
Commissioner Harry Gross

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 tabled at the April Planning and zoning meeting, discuss and consider a request by Brandon Paredes with Paredes and Garcia LLC (representing the property owner Guillibaldo Castillo with GC Commercial Builders LLC) for a zoning change from Retail (R) to Single Family Residential 7 (SF-7) for Lot 8 Block 6, 0.763 tract of land commonly addressed as 700 W Palestine St.

The public hearing was opened at 6:12PM. Tim presented the public hearing to the commissioners, and Mr. Guillibaldo answered any questions. Public Hearing closed at 6:14PM.

2. Conduct a public, discuss a request by Jim Luttrell (representing the property owners Diann Slaton and Patricia Luttrell with DP Resources LLC) for a zone change from Highway Commercial (HC) to Heavy Industrial (HI) in the U Wuthrick Abstract 1518 pg 030 Tract 1, a 184.14 tract of land commonly addressed as 1001 S IH 20.

The Public Hearing opened at 6:24PM. Jim Luttrell gave his presentation on the item and future possible development. Public Hearing closed at 6:38PM.

3. Conduct a public hearing, discuss a request by Jim Luttrell (representing the property owners Diann Slaton and Patricia Luttrell with DP Resources for a SUP request for a "Concrete or Asphalt Batching Plant (Permanent)" in the Heavy Industrial District (HI) in the U Wuthrick Abstract 1518 pg 030 Tract 1, 184.14 tract of land commonly addressed as 1001 S IH 20.

The Public Hearing opened at 6:48PM. Jim Luttrell gave his presentation on the item and future possible development for the SUP request to allow a “Concrete or Asphalt Batching Plant (Permanent)” in the Heavy Industrial District. Public Hearing closed at 6:54PM.

4. Conduct a public hearing, discuss a request by John Richardson with Zion Chapel Church/Zion Kidz Academy for a Specific Use Permit (SUP) for a "Child Care Center/ Day Care Center" in the Single Family Residential 8,500 (SF-8.5) District, Lot 6B Block 6, 0.5062 tract od land commonly addressed as 122 Franklin St.

The Public Hearing was opened at 7:04PM. John Richardson presented his SUP request to allow a “Child Care Center/Day Care Center” in the Single Family Residential 8,500 (SF-8.5) district, and answered any questions asked by the commission. The Public Hearing closed at 7:08PM.

5. Conduct a public hearing, discuss a request by Drew Donsky with Claymoore Engineering (representing the property owner Chris Storm with Sable Realty LLC) for a Specific Use Permit (SUP) for "Parking Lots, Trucks and Trailers" in the Light Industrial (LI) District for the Lot 2 Block A, 17.88 tract of land commonly addressed as 725 E Wintergreen Rd.
The Public Hearing opened at 7:17PM. Chris Storm presented his SUP request for “Parking Lots, Trucks and Trailers” in the Light Industrial District. Mr. Kenneth Baker spoke on the item in favor of the SUP. The Public Hearing closed at 7:38PM.

F. REGULAR AGENDA

1. Discuss and consider a request by Brandon Paredes with Paredes and Garcia LLC (representing the property owner Guilibaldo Castillo with GC Commercial Builders LLC) for a zoning change from Retail (R) to Single Family Residential 7 (SF-7) for Lot 8 Block 6, 0.763 tract of land commonly addressed as 700 W Palestine St.

   Commissioner Davis made a motion to approve the Rezone request from Retail (R) to Single Family Residential 7 (SF-7). Commissioner Harris seconded the motion. Motion was carried 4-0.

2. Discuss and consider a request by Jim Luttrell (representing the property owners Diann Slaton and Patricia Luttrell with DP Resources LLC) for a zone change from Highway Commercial (HC) to Heavy Industrial (HI) in the U Wuthrick Abstract 1518 pg 030 Tract 1, a 184.14 tract of land commonly addressed as 1001 S IH 20.

   Commissioner Harris made a motion to approve the Rezone request from Highway Commercial (HC) to Heavy Industrial (HI). Commissioner Pressler seconded the motion to approve Motion was carried 4-0

3. Discuss and consider a request by Jim Luttrell (representing the property owners Diann Slaton and Patricia Luttrell with DP Resources for a SUP request for a "Concrete or Asphalt Batching Plant (Permanent)" in the Heavy Industrial District (HI) in the U Wuthrick Abstract 1518 pg 030 Tract 1, 184.14 tract of land commonly addressed as 1001 S IH 20.

   Commissioner Harris made a motion to approve the SUP request to allow "Concrete or Asphalt Batching Plant (Permanent)" in the Heavy Industrial District (HI). Commissioner Davis seconded the motion to approve. Motion was carried 4-0.

4. Discuss and consider a request by John Richardson with Zion Chapel Church/Zion Kidz Academy for a Specific Use Permit (SUP) for a "Child Care Center/ Day Care Center" in the Single Family Residential 8,500 (SF-8.5) District, Lot 6B Block 6, 0.5062 tract od land commonly addressed as 122 Franklin St.

   Commissioner Davis made a motion to approve the SUP request to allow a "Child Care Center/ Day Care Center" in the Single Family Residential 8,500 (SF-8.5) District. Commissioner Harris seconded the motion to approve. Motion was carried 4-0.

5. Discuss and consider a request by Drew Donsky with Claymoore Engineering (representing the property owner Chris Storm with Sable Realty LLC) for a
Specific Use Permit (SUP) for "Parking Lots, Trucks and Trailers" in the Light Industrial (LI) District for the Lot 2 Block A, 17.88 tract of land commonly addressed as 725 E Wintergreen Rd.

Commissioner Davis made a motion to approve the SUP request to allow "Parking Lots, trucks and Trailers" in the Light Industrial District. Commissioner Harris seconded the motion to approve. Motion was carried 4-0.

6. Discuss and consider a request by Craig Bartosh with Kimley-Horn (representing the property owner Michael Burney with DPM Wintergreen LLC) for a final plat of the DPM Wintergreen No.1, Lot 1 Block A, 5.1977 tract of land commonly addressed as 1300 W Wintergreen Road.

Commissioner Davis made a motion to approve the request of a Preliminary Plat for 1300 W Wintergreen Rd. Commissioner Harris seconded the motion to approve. Motion was carried 4-0.

7. Discuss and consider a request by Craig Bartosh with Kimley-Horn (representing the property owner Michael Burney with DPM Wintergreen LLC) for a final plat of the DPM Wintergreen No.2, Lot 1 Block A, 14.8252 tract of land commonly addressed as 1600 W Wintergreen Road.

Commissioner Harris made a motion to approve the request for a final plat for 1600 W Wintergreen Rd. Commissioner Davis seconded the motion. Motion carried 4-0.

8. Approval of the April 20, 2023, Minutes

Commissioner Harris made a motion to approve the April 20, 2023, Minutes. Commissioner Pressler seconded the motion. Motion was carried 4-0.

G. ITEMS OF COMMUNITY INTEREST

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

H. ADJOURN

Commissioner Harris made a motion to adjourn. Commissioner Davis seconded the motion. Approved by a 4-0 roll call vote. The meeting was adjourned at 7:42 PM.

APPROVED:

Joseph Matthews
Chairman
Recording Secretary

Harry Gross
Secretary