



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

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

CITY OF HUTCHINS
NOTICE OF PLANNING & ZONING COMMISSION MEETING
Thursday, April 20, 2023 - 6:00 PM
Hutchins City Hall
321 N Main St., Hutchins, Texas

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Regular Meeting of the City of Hutchins Planning and Zoning Commission to be held on Thursday, April 20, 2023 at 6:00 p.m. at the Hutchins City Hall located at 321 N Main St, Hutchins, Texas, at which time the following items will be discussed and considered:

As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning 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.

REGULAR SESSION

A. CALL TO ORDER:

- B. Roll Call
- C. Invocation
- D. Pledge of Allegiance

E. 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.

F. PRESENTATIONS

G. 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.*

H. PUBLIC HEARINGS

1. Conduct a public hearing for a request by Brandon Paredes with Paredes & Garcia LLC (representing the property owner Guilbaldo Castillo with GC Commercial Builders LLC) for a Zoning Change from Retail (R) to Single-Family Residential 8,500 (SF-8.5) for the Lot 8 Block 6, 0.763 tract of land commonly addressed as 700 W Palestine St.
 Presented by: Tim Rawlings, Building Official
2. Conduct a public hearing for a request by Michael Mcneely of Barre Mcneely Investments,

LLC (representing the property owner Volunteers of America) for a text amendment to the Zoning Ordinance Section 32, Table 32.6 to allow a Rehabilitation Care Facility (Halfway House) in the Light Industrial (LI) District by Specific Use Permit.

Presented by: Tim Rawlings, Building Official

I. REGULAR AGENDA

1. Discuss and consider a request by Brandon Paredes with Paredes & Garcia LLC (representing the property owner, Guilibaldo Castillo with GC Commercial Builders LLC) for a Zoning Change from Retail (R) to Single Family Residential 8,500 (SF-8.5) for the Lot 8 Block 6, 0.763 tract of land commonly addressed as 700 W Palestine St.

Presented by: Tim Rawlings, Building Official

2. Discuss and consider a request by Michael Mcneely of Barre McNeely Investments, LLC (representing the property owner Volunteers of America) for a text amendement to the Zoning Ordinance Section 32, Table 32.6 to allow a Rehabilitation Care Facility (Halfway House) in the Light Industrial (LI) District by Specific Use Permit (SUP).

Presented by: Tim Rawlings, Building Official

3. Approval of the March 16, 2023 Minutes.

Presented by: Tim Rawlings, Building Official

J. ITEMS OF COMMUNITY INTEREST

1. City Council Meeting - Monday, May 1, 2023 at 6:30PM in the City Hall Council Chambers.

Presented by: Tim Rawlings, Building Official

2. Spring Cleanup Day - Saturday, May 13, 2023 from 8:00AM - 3:00PM at 300 N Main St

Presented by: Tim Rawlings, Building Official

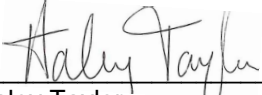
3. Planning and Zoning Commission Meeting - May, 18, 2023 at 6:00PM in the City Hall Council Chambers.

Presented by: Tim Rawlings, Building Official

K. ADJOURNMENT

CERTIFICATION

I certify that a copy of the April 20, 2023 agenda of items to be considered by the City of Hutchins Planning and Zoning Commission 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 April 13, 2023 before 6:00 p.m.



Haley Taylor
Staff Liaison