



Chairman Joseph Matthews  
Vice-Chairwoman Marie Harris  
Commissioner Tod Davis  
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, May 25, 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, May 25, 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. Continue 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 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.

Presented by: Tim Rawlings, Building Official

2. Conduct a public hearing, 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.  
Presented by: Tim Rawlings, Building Official
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 (HC) in the U Wuthrick Abstract 1518 pg 030 Tract 1, 184.14 tract of land commonly addressed as 1001 S IH 20  
Presented by: Tim Rawlings, Building Official
4. Conduct a public hearing, discuss a request by John Richardson with Zion Chapel Church/Zion Kidz Academy for a Specific Use Permt (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.  
Presented by: Tim Rawlings, Building Official
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 Wintgreen Rd.  
Presented by: Tim Rawlings, Building Official

## I. REGULAR AGENDA

1. Discuss and consider a request by Brandon Paredes with Paredes and Garcia LLC (representing the property owner Guilbaldo 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.  
Presented by: Tim Rawlings, Building Official
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.  
Presented by: Tim Rawlings, Building Official
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 (HC) in the U Wuthrick Abstract 1518 pg 030 Tract 1, 184.14 tract of land commonly addressed as 1001 S IH 20  
Presented by: Tim Rawlings, Building Official
4. Discuss and consider a request by John Richardson with Zion Chapel Church/Zion Kidz Academy for a Specific Use Permt (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.  
Presented by: Tim Rawlings, Building Official
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 Wintgreen Rd.  
Presented by: Tim Rawlings, Building Official
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.

Presented by: Tim Rawlings, Building Official

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.

Presented by: Tim Rawlings, Building Official

8. Approval of the April 20, 2023 Minutes.

Presented by: Tim Rawlings, Building Official

**J. ITEMS OF COMMUNITY INTEREST**

1. Spring Clean up Day - Saturday May 27th, 2023 from 8AM-3PM

Presented by: Tim Rawlings, Building Official

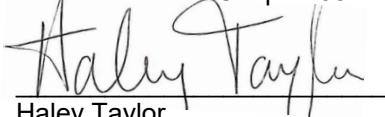
2. Planning and Zoning Commission Meeting - June 15, 2023 at 6:00PM

Presented by: Tim Rawlings, Building Official

**3. ADJOURNMENT**

**CERTIFICATION**

I certify that a copy of the May 25, 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](http://www.cityofhutchins.org), in accordance with Chapter 551 of the Texas Government Code. Posted on May 17, 2023 before 6:00 p.m.



Haley Taylor  
Staff Liaison