



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

Hutchins City Hall  
 321 N. Main Street  
 Hutchins, TX 75141  
[www.cityofhutchins.org](http://www.cityofhutchins.org)

**CITY OF HUTCHINS**  
**NOTICE OF PLANNING & ZONING COMMISSION MEETING**  
 Thursday, December 16, 2021 - 6:00 PM  
 Hutchins Community Center  
 500 W. Hickman 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, December 16th, 2021 at 6:00 p.m. at the Hutchins Community Center located at 500 W. Hickman St, Hutchins, Texas, at which time the following items will be discussed and considered:

**The following social distancing protocols will be in effect at the Hutchins Community Center.**

- The maximum number of occupants allowed at this location is fifteen (15).
- Maintain at least six (6) feet apart from other members of the public and city staff.
- Temperature Checks Upon Entry – everyone entering will have a no-touch thermometer scan.
- Sanitize hands upon entering and exiting the building. A sanitizing station will be available.
- Citizens are not allowed to congregate in the Community Center or on the property during or after the meetings.

*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:**

1. Roll Call
2. Pledge of Allegiance
3. Invocation

**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 HEARINGS**

**F. REGULAR AGENDA**

1. Discuss and consider a request by A&W Surveyors (representing property owner Rosaura Rodriguez Vences) for a preliminary plat of the Vences & Paz Addition Lot 1, Block 1, located north of East Wintergreen Road and addressed as 1709 East Wintergreen Road.
2. Discuss and consider a request by Kimley Horn (representing property owner IAC Wintergreen/Vanderbilt LLC) for a preliminary plat of the Wintergreen Distribution Center Addition, Lot 1, Block A, a 39.943 acre plot of land, located West of Main St., South of Wintergreen Rd., and addressed as 300 W. Wintergreen Rd.
3. Discuss and consider a request by Kimley Horn (representing property owner IAC Wintergreen/Vanderbilt LLC) for a final plat of the Wintergreen Distribution Center Addition, Lot 1, Block A, a 39.943 acre plot of land, located West of Main St., South of Wintergreen Rd., and addressed as 300 W. Wintergreen Rd.
4. Discuss and consider approval of the November 18th, 2021 regular meeting minutes.

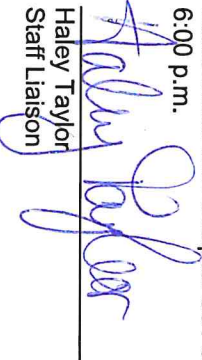
**G. ITEMS OF COMMUNITY INTEREST**

1. December 20, 2021 - City Council meeting is **CANCELLED**.
2. December 23-24, 2021 - The City of Hutchins will be **CLOSED** in observance of the holiday.
3. December 31, 2021 - The City of Hutchins will be closed in observance of New Years.
4. January 17, 2022 - The City of Hutchins will be closed for Martin Luther King Jr. Day.
5. January 20, 2022 - Planning and Zoning Commission meeting at 6:00 PM in the Hutchins Community Center.

**H. ADJOURNMENT**

**CERTIFICATION**

I certify that a copy of the December 16th, 2021 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 December 10th, 2021 before 6:00 p.m.

  
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Haley Taylor  
Staff Liaison