



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

**Thursday, October 24, 2024 at 6:00 PM
Hutchins Public Safety Building – Training Room, 550 W. Palestine 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 Thursday, October 24, 2024 at 6:00 PM at the Hutchins Public Safety Building - Training Room located at 550 W. Palestine St, Hutchins, Texas, at which time the following items will be discussed and considered.

Commission Members

Chair, Joseph Matthews

Vice Chair, Marie Harris

Commission Member, Tod Davis

Commission Member, Don Pressler

Commission Member, Teronika Gaines

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

- 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.*

1. Discuss and consider a request by Drew Lonigro (with Hanna Surveying and Engineering) representing the property owner Amit Patel (with SPAT Hutchins LLC) for a preliminary plat of the Shobhana Patel Communities 1 Addition, Lot 1 Block 1, 4.825 tract of land located in the

ETJ, North of East Wintergreen Road and South of Dowdy Ferry Road commonly addressed as 1400 Trout Road.

2. Approval of the September 26, 2024 minutes

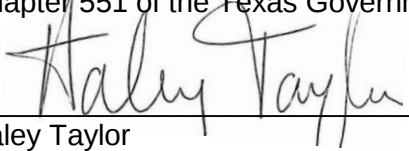
G. ITEMS OF COMMUNITY INTEREST

3. Planning & Zoning Meeting - November 21, 2024 at 6:00PM
4. City Council Meeting - November 4, 2024 at 6:30PM at the Hutchins Community Center

H. ADJOURNMENT

CERTIFICATION

I certify that a copy of the October 24, 2024 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, in accordance with Chapter 551 of the Texas Government Code. Posted on October 18, 2024 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 colquin@cityofhutchins.org



STAFF REPORT

MEETING DATE: 10/24/2024

MEETING TYPE: PLANNING AND ZONING COMMISSION MEETING

SUBMITTED BY: TIM RAWLINGS

AGENDA CAPTION: Discuss and consider a request by Drew Lonigro (with Hanna Surveying and Engineering) representing the property owner Amit Patel (with SPAT Hutchins LLC) for a preliminary plat of the Shobhana Patel Communities 1 Addition, Lot 1 Block 1, 4.825 tract of land located in the ETJ, North of East Wintergreen Road and South of Dowdy Ferry Road commonly addressed as 1400 Trout Road.

Background Information

Drew Lonigro with Hanna Surveying and Engin - Texas, LLC has submitted a request for the preliminary plat of Shobhana Patel Communities. Staff have reviewed the plat and all comments have been corrected.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Approval

Supporting Documentation and Attachments

Development Application



- | | |
|--|--|
| ☒ Preliminary Plat | ☐ Minor Plat |
| ☒ Final Plat | ☐ Amended Plat |
| ☐ Site Plan - New or Amended | ☐ Replat |
| ☐ Concept Plan - New or Amended | ☐ Tentative Dev. Plan |
| ☐ Landscape Plan/Tree Survey | |
| ☐ Building Elevations | |

CITY OF HUTCHINS

321 N. Main
Hutchins, Texas 75141
(972) 225-6121

PROPERTY INFORMATION

File # _____

Address/Location: 1400 Trout Rd.		Existing Use: Vacant / Abandoned Residential
Lot(s): 1	Block: 1	Current Zoning: N/A

Name: Drew Lonigro		Company: Hanna Surveying and Engineering	
Mailing Address: 1380 U.S. 287 Frontage Rd., Ste. 101			
City: Mansfield	State: Texas	Zip: 76063	
Phone: (918) 859-7241	Fax:	Email: drew@hanna-se.com	

OWNER INFORMATION

Name: AMIT JAYMINKUMAR PATEL		Company: SPAT HUTCHINS LLC	
Mailing Address: 539 W. Commerce St #168			
City: DALLAS	State: TEXAS	Zip: 75208	
Phone: 214-713-7923	Fax:	Email: INFO@SPATCAPITAL.COM	

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

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

(Check those that apply)

(See Fee Schedule For All Amounts)

- | | |
|--|---|
| ☐ CD of electronic version (pdf) of proposed plans (required) | ☐ Tentative Dev. Plan - 24" x 36", 4 copies |
| ☐ Submittal Checklist | ☐ Building Elevations - 24" x 36", 4 copies |
| ☒ Preliminary Plat - 24" x 36", 9 copies | ☐ Photometric/Lighting Plan - 24" x 36", 4 copies |
| ☒ Final Plat - 24" x 36", 9 copies | ☐ Civil Engineering Plans - 24" x 36", 3 rolled sets |
| ☐ Amended Plat - 24" x 36", 9 copies | ☐ Site Plan - 24" x 36", 4 copies |
| ☐ Minor Plat - 24" x 36", 9 copies | ☐ Signed Application (required) |
| ☐ Replat - 24" x 36", 9 copies | ☐ Total Fee: _____ |
| ☐ Landscape/Tree Survey Plan - 24" x 36", 4 copies | |
| ☐ Plats only - Legal Description and Tax Certificate | |

REQUIRED SUBMITTAL DOCUMENTS

Please refer to the Hutchins Zoning Ordinance and submittal checklist for all required submittal documents.

<u>YES</u>	<u>NO</u>	<u>DESCRIPTION</u>
☐	☐	FOUR 24" x 36" hard copies of each proposed plan for City Staff review.
☐	☐	THREE rolled sets of civil engineering plans if required for City Staff review
☐	☐	CD of electronic version (pdf) of proposed plans.

Failure to submit the applicable documents described above with the application will result in an automatic staff recommendation for DENIAL of application to the Planning and Zoning Commission and City Council.

APPLICANT AUTHORIZATION:

- ☐ I will represent the application myself; or
- ☒ I authorize Drew Lonigro (name of applicant) to represent this application on my behalf. The named applicant shall be the principal person for responding to all requests and to attend all meetings.

Per City Policy, platting applications are only accepted on the final Monday of each month, in order to ensure compliance with state regulations. If that day falls on a holiday, then it will be accepted the next business day. For more info visit www.cityofhutchins.org and select the Planning and Zoning Department tab.

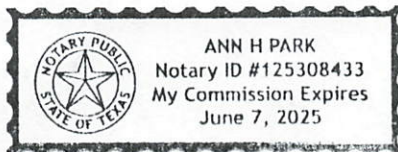
Owner's Signature: *[Signature]* Date: 8/27/24

STATE OF TEXAS

COUNTY OF: COLLIN

BEFORE ME, a Notary Public, on this day personally appeared Heran J. Patel the above signed, who, under oath, stated the following: "I hereby certify that I am the owner or authorized corporate representative for the purposes of this application; that all information submitted herein is true and accurate."

Subscribed and sworn to before me this 27th day of August, 20 24.



[Signature]
Notary Public in and for the State of Texas

This application is not considered accepted by the City until the Building Official or his designee has signed below.

CITY OF HUTCHINS: Acknowledged By: _____ Date: _____

• LEGEND •

SUBJECT PROPERTY LINE
ADJOINER PROPERTY LINE
EASEMENT
ROAD CENTERLINE

CIRF
CIRF
IRF
IRF
(C.M.)
D.R.D.C.T.
P.R.D.C.T.
INST. NO.
VOL.
PG.
P.O.B.
R.O.W.
CONC.
ELEC.
EASMT.
MON.
U.E.

CAPPED IRON ROD FOUND
CAPPED IRON ROD SET
IRON ROD FOUND
IRON PIPE FOUND
CONTROLLING MONUMENT
DEED RECORDS, DALLAS COUNTY, TEXAS
PLAT RECORDS, DALLAS COUNTY, TEXAS
INSTRUMENT NUMBER
VOLUME
PAGE
POINT OF BEGINNING
RIGHT-OF-WAY
CONCRETE
ELECTRIC
EASEMENT
MONUMENT
UTILITY EASEMENT

LOCATOR MAP, NOT TO SCALE

WINDY TERRY RD.
ALBERT ST.
BURNS ST.
SKYLINE DR.
TROUT RD.
E. WINTERBURN RD.

SITE

STATE OF TEXAS:
COUNTY OF DALLAS:
LEGAL DESCRIPTION
BEING A 4.825 ACRE TRACT OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 499, AND BEING ALL OF THAT TRACT CONVEYED TO WENDELL THOMAS HENSON IN A DEED RECORDED IN INSTRUMENT NUMBER 202200097855, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND ALL OF THAT TRACT CONVEYED TO WENDELL THOMAS HENSON IN A DEED RECORDED IN INSTRUMENT NUMBER 202200097854, D.R.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST EASTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING AN INTERIOR CORNER OF A CALLED 51.76 ACRE TRACT OF LAND, AS CONVEYED TO TRIBECA TRUCK REPAIR & PARKING IN A DEED RECORDED IN INSTRUMENT NUMBER 202100294657, D.R.D.C.T., SAID POINT ALSO BEING THE POINT OF BEGINNING;
THENCE FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID TRIBECA TRUCK TRACT, SOUTH 59 DEGREES 28 MINUTES 09 SECONDS WEST, A DISTANCE OF 317.69 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING ON NORTHEASTERLY RIGHT-OF-WAY LINE OF TROUT ROAD;
THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID TRIBECA TRUCK TRACT, AND FOLLOWING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TROUT ROAD, NORTH 30 DEGREES 51 MINUTES 46 SECONDS WEST, A DISTANCE OF 696.59 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF A TRACT OF LAND, AS CONVEYED TO PAULA LEWIS, RECORDED IN INSTRUMENT NUMBER 201100279670, D.R.D.C.T.;
THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TROUT ROAD, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LEWIS TRACT, NORTH 59 DEGREES 04 MINUTES 05 SECONDS EAST, A DISTANCE OF 281.99 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF SAID LEWIS TRACT, SAID POINT ALSO BEING ON THE SOUTHWESTERLY LINE OF SAID TRIBECA TRUCK TRACT;
THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LEWIS TRACT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID TRIBECA TRUCK TRACT, THE FOLLOWING COURSES:
SOUTH 30 DEGREES 25 MINUTES 17 SECONDS EAST, A DISTANCE OF 311.50 FEET, TO A 1/2-INCH IRON ROD FOUND:
NORTH 59 DEGREES 32 MINUTES 14 SECONDS EAST, A DISTANCE OF 38.19 FEET, TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP:
SOUTH 30 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 387.02 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 210,170.17 SQUARE FEET, OR 4.825 ACRES, MORE OR LESS.

OWNER'S CERTIFICATE OF DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT SPAT HUTCHINS, LLC, THE UNDERSIGNED AUTHORITY, DO/DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK 1, SHOBHANA PATEL COMMUNITIES 1 ADDITION, AN ADDITION TO THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON; AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF THE CITY OF HUTCHINS AND ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME, NO BUILDINGS, FENCES, TREES, SHRUBS, SIGNS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENT STRIPS ON SAID PLAT, THE CITY OF HUTCHINS AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, SIGNS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND THE CITY OF HUTCHINS AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. A BLANKET EASEMENT OF A FIVE (5) FOOT RADIUS FROM THE CENTER POINT OF ALL FIRE HYDRANTS AND A FIVE (5) FOOT RADIUS FROM THE CENTER POINT OF ALL OTHER APPURTENANCES (FIRE HYDRANT VALVES, WATER METERS, METER BOXES, STREET LIGHTS) IS HEREBY GRANTED TO THE CITY OF HUTCHINS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING AND MAINTAINING THE ABOVE NAMED APPURTENANCES.

WE DO FURTHER DEDICATE, SUBJECT TO THE EXCEPTIONS AND RESERVATIONS SET FORTH HEREINAFTER, TO THE PUBLIC USE FOREVER, ALL PUBLIC USE SPACES SHOWN ON THE FACE OF THE PLAT.

DATE
NAME: AMIT J. PATEL

STATE OF TEXAS:
COUNTY OF _____:
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERETO EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

• NOTES •

- THE PURPOSE OF THIS SURVEY IS TO CREATE ONE LOT.
- BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION, U.S. SURVEY FOOT.
- ALL CIRFS ARE 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".
- ALL MAG NAIL SET ARE MAG NAIL WITH WASHER STAMPED "HANNA SURVEYING".
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 48113C0514L & 48113C0520K, DATED 7/7/2014, DALLAS COUNTY UNINCORPORATED AREAS, THIS LOT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

FIELD SURVEY BY: AV DATE: 09/05/2024 PROJECT NO. 24-1234
DRAWN BY: DL SCALE: 1" = 40' SAM@HANNA-SE.COM

OWNER/CLIENT:
AMIT PATEL
SPAT HUTCHINS, LLC
INFO@SPATCAPITAL.COM
(214) 713-7923
SURVEYOR:
HANNA SURVEYING AND ENGINEERING, LLC
SAM HANNA
1380 US 287 FRONTAGE RD., STE. 101
MANSFIELD, TX 76063
682-553-9474
FIRM NO. 10194633

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

I, SAMUEL C. HANNA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6647, DO HEREBY CERTIFY THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND AND THE CORNER MONUMENTS ARE AS SHOWN. ALL CORNERS, ANGLES POINT OF CURVES, BOUNDARY MARKERS AND BENCH MARKS ARE CORRECTLY FOUND OR PLACED THEREON AND HAVE BEEN MARKED WITH STEEL RODS.

SAMUEL C. HANNA, RPLS, PE DATE

"NO VARIANCES FROM THE GENERAL DEVELOPMENT ORDINANCE REQUESTED:
APPROVED FOR PREPARATION OF FINAL PLAT

DATE
JOSEPH MATTHEWS, CHAIRMAN, PLANNING & ZONING COMMISSION
CITY OF HUTCHINS, TEXAS

PRELIMINARY PLAT
LOT 1, BLOCK 1, SHOBHANA PATEL
COMMUNITIES 1 ADDITION
4.825 ACRES
WILLIAM GATLIN SURVEY, ABSTRACT 499,
HUTCHINS, DALLAS COUNTY, TEXAS.

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H:\2024\24-1234 - 1400 Trout Road RV\Survey\24-1234 - 1400 Trout Rd_Plat.dwg

Section F, Item 1.

6



Chairman Joseph Matthews
Vice Chairwoman Marie Harris
Commissioner Tod Davis
Commissioner Don Pressler
Commissioner Teronika Gaines

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

MINUTES
HUTCHINS PLANNING AND ZONING COMMISSION
September 26, 2024
REGULAR MEETING – 6:00 P.M.

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on September 26, 2024, at 6:00 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 Davis gave the invocation.
The pledge of allegiance was performed.

Members Present:

Chairman Joseph Matthews
Commissioner Tod Davis
Commissioner Don Pressler
Commissioner Teronika Davis

Members Absent:

Commissioner Marie Harris

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. **Discuss and consider a request by Dean Plunk (Winkelmann & Associates, Inc.) representing the property owner Blaine Renfert (SZ Dallas Warehouse, LLC) for a final plat of Prime Pointe West, Lot 1 Block A, 33.088 acres located on the corner of E. Wintergreen Road and North Lancaster Hutchins Road, properly addressed as 1700 W Wintergreen Road.**

Commissioner Davis motioned to approve the final plat. Commissioner Pressler seconded the motion to approve. Motion carried 4-0.

2. **Approval of the August 15, 2024 minutes.**

Commissioner Davis motion to approve the minutes. Commissioner Pressler seconded to motion to approve. Motion carried 4-0.

G. **ITEMS OF COMMUNITY INTEREST**

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

H. **ADJOURN**

Commissioner Davis made a motion to adjourn. Commissioner Pressler seconded the motion Approved by a 4-0 roll call vote. The meeting was adjourned at 6:07 PM.

APPROVED:

Joseph Matthews
Chairman

Marie Harris
Vice Chairman

Recording Secretary