



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

**Monday, March 23, 2026 at 6:00 PM
City Hall - Council Chamber, 400 N. JJ Lemmon Road**

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 Monday, March 23, 2026 at 6:00 PM at the Hutchins City Hall - Council Chambers located at 400 N. JJ Lemmon Rd, Hutchins, Texas, at which time the following items will be discussed and considered.

Commission Members

Chair, Joseph Matthews
Vice Chair, Tod Davis
Secretary, Don Pressler
Commission Member, Teronika Gaines
Commission Member, Ed Williams
Alternate Member, James Spence
Alternate Member, Cornelius Caldwell

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

- 1.** Conduct a public hearing, discuss and consider a request Tom Straight with Pavilion Construction representing the property owner Eric Evangelista with 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 for the

property located West of Vanderbilt Road and East of Carpenter Road more commonly described as 800 West Wintergreen Road

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.*

2. Approval of the February 23, 2026 minutes.

3. Approval of the March 9, 2026 minutes.

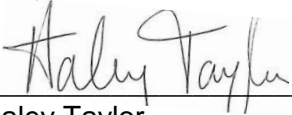
G. ITEMS OF COMMUNITY INTEREST

4. Keep Hutchins Beautiful Spring Cleanup, Saturday, March 21, 2026, 8:30 a.m. - 12:30 p.m., Valley View Park and MLK Jr. Park.
5. Annual Easter Egg Hunt, Saturday, March 28, 2026, 1:00 p.m. - 3:00 p.m., Campbell Park, 200 S. Denton St., Hutchins.
6. R&B Recycle Event hosted by Keep Hutchins Beautiful Board, Saturday, April 25, 2026, Hutchins Event Center, 400 N. JJ Lemmon Rd., 12 p.m. - 2:30 p.m.
7. Planning and Zoning Commission Meeting, Monday, April 27, 2026, 6:00 p.m., Hutchins City Hall - Council Chamber, 400 N. JJ Lemmon Rd., Hutchins.

H. ADJOURNMENT

CERTIFICATION

I certify that a copy of the March 23, 2026 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 March 17, 2026 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:	March 23, 2026
MEETING TYPE:	Planning & Zoning
SUBMITTED BY:	Blake Moore
AGENDA CAPTION:	Discuss and Consider an SUP by Thomas Straight of Pavilion Construction to allow a Rehabilitation Care Facility to be permitted in the Light Industrial (LI) Zoning District.
	Presented by: Chief Building Official Blake Moore

Background Information

VOA has an existing SUP approved in 1989 that allowed them to operate a Rehabilitation Care Facility at 800 W Wintergreen Rd. Since that SUP the Zoning has changed, and they are now a “Legal Non-Conforming Use”. Thomas Straight of Pavilion Construction has submitted an SUP to allow Rehabilitation Care Facility as a permitted use under the Light Industrial (LI) Zoning District with the purpose of making improvements to the existing facility and doing an addition to the existing facilities that will add over 2700 SQFT to the total for new offices and restrooms.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommends review and consider appropriate action made.

Supporting Documentation and Attachments

January 23, 2026

City of Hutchins
321 North Main Street
Hutchins, TX 75141

Re: Text Amendment to Chapter 14: Zoning, Part IV: Use Regulations,
Section 32: Use Regulations (Charts), Table 32.6

To Whom This May Concern:

Please allow this letter to serve as a formal request to amend the Use Regulations Chart 32.6. I am requesting that the current chart be amended to allow a Rehabilitation Care Facility (Halfway House) to be permitted in the Light Industrial zoning district with a Specific Use Permit.

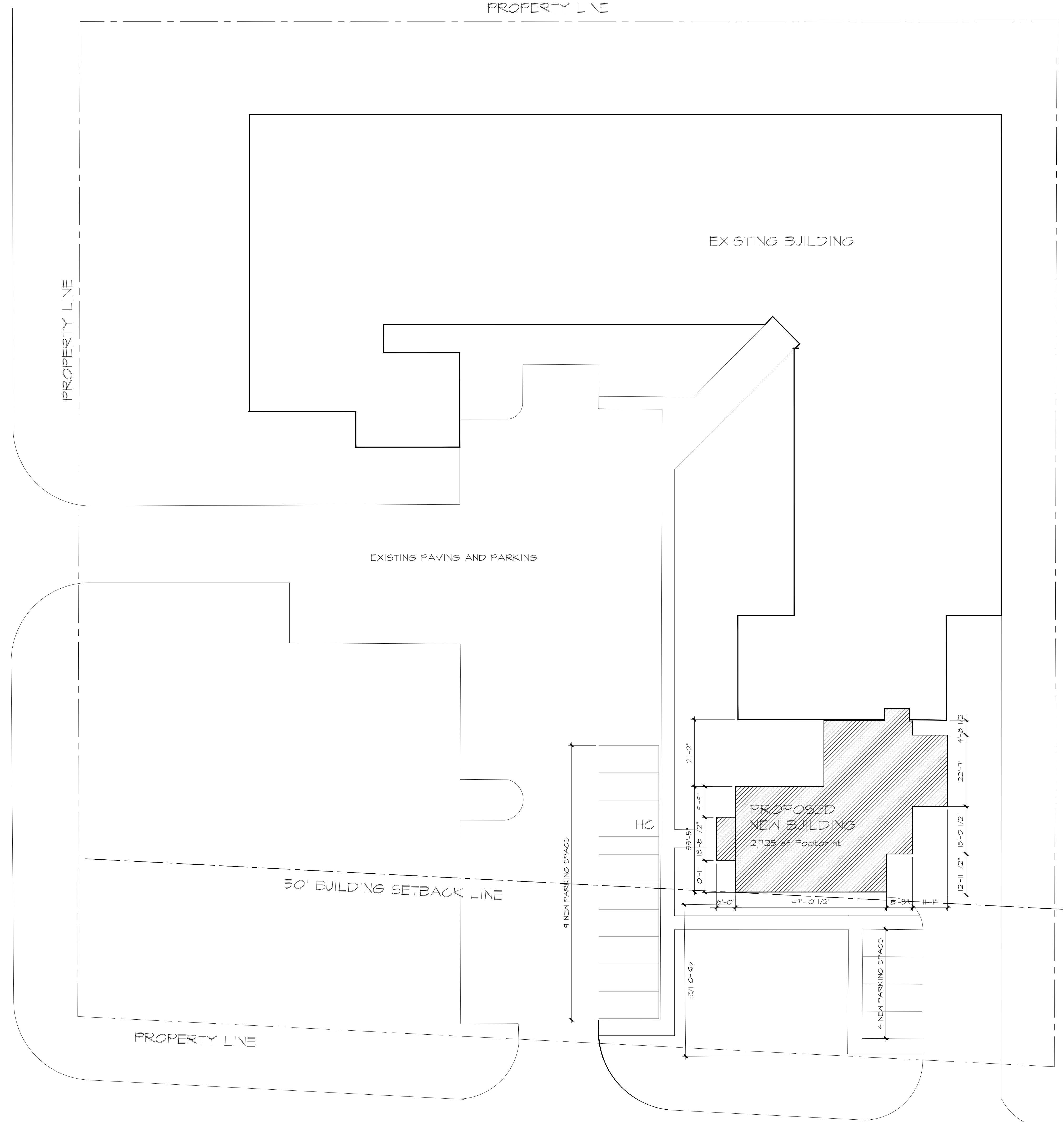
I am making this request as it applies to future improvements & modifications to an existing SUP (#530, approved in Feb 1989) which changed the zoning from "Light Manufacturing to Light Manufacturing with SUP for Community Rehabilitation Center." "Light Manufacturing" no longer exists in The City's current zoning districts & the facility (Volunteers of America, 800 W Wintergreen Rd. Hutchins, TX 75141) is currently a "legal nonconforming use." Pending approval of this request, it is Volunteers of America's objective to make improvements to their existing facility in the future.

Thank you for your time & consideration on this matter.

Sincerely,

Thomas Straight
Pavilion Construction

WINTERGREEN ROAD



PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

EXISTING BUILDING

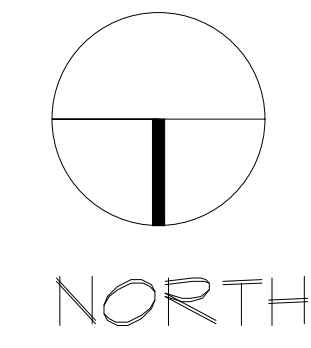
EXISTING PAVING AND PARKING

PROPOSED NEW BUILDING
2,125 sq Footprint

50' BUILDING SETBACK LINE

4 NEW PARKING SPACS

4 NEW PARKING SPACS



01 - ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

NOTES

GENERAL REQUIREMENTS:

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND SHALL NOTIFY ARCHITECT / IKEMIRE ARCHITECTS OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION AND ORDERING OF MATERIALS.
2. REVIEW AND VERIFY ALL FINISH SPECIFICATIONS WITH IKEMIRE ARCHITECTS PRIOR TO CONSTRUCTION AND PROVIDE SAMPLES PER SPECIFICATIONS.
3. ALL DETAIL DRAWINGS ARE FOR DESIGN PURPOSE ONLY. O.G. AND/OR MILLWORK CONTRACTOR MUST PROVIDE SHOP DRAWINGS FOR APPROVAL TO OWNER PRIOR TO ORDERING AND/OR FABRICATION.
4. ALL WORK SHALL CONFORM TO THE LATEST CODE REQUIREMENTS OF LOCAL GOVERNING AGENCIES. SEE LIST...
5. ALL WORK CALLED FOR ON THE PLANS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
6. SIGNS REQUIRE SEPARATE REVIEW PROCESS, SEPARATE APPROVAL AND THIS PERMIT DOES NOT AUTHORIZE THE PLACEMENT OR CONSTRUCTION OF ANY SIGN OR SIGN STRUCTURE.
7. NO MATERIALS SHALL BE STORED ON PUBLIC PROPERTY UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE PUBLIC WORKS DEPT.
8. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
9. ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERINGS AND THAT EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF.
10. SIGNS ARE REQUIRED FOR ALL ELECTRICAL ROOMS, MECHANICAL ROOMS, SPRINKLER CONTROL VALVE ROOMS, JANITOR CLOSETS, TELEPHONE CLOSETS AND SIMILAR ROOMS. ALSO THE MAXIMUM OCCUPANT LOAD OF THE BUILDING (1 PER 100 SF = 34) IS REQUIRED TO BE POSTED AND THE SIGNS TO HAVE A MINIMUM OF 1" LETTERING ON A CONTRASTING BACKGROUND. LETTERING SHALL HAVE A MINIMUM STROKE WIDTH OF 1/8".
11. ALL SUBSTANTIAL REVISIONS OR ADDITIONS MUST BE CLOUDED.

FIRE DEPARTMENT NOTES:

13. CONTRACTOR TO PROVIDE A SUFFICIENT NUMBER OF 2A10BC RATED FIRE EXTINGUISHERS IN ORDER THAT ALL PORTIONS OF THE BUILDING ARE WITHIN 75' OF TRAVEL DISTANCE OF SAID EXTINGUISHER AND SO THAT AT LEAST ONE 2A10BC RATED FIRE EXTINGUISHER IS PROVIDED FOR EACH 3,000 SQUARE FEET OF FLOOR SPACE OR PORTION THEREOF.
14. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 40-B FOR KITCHEN / BREAK ROOM. LOCATE EXTINGUISHER PER LOCAL FIRE DEPARTMENT / AUTHORITY DIRECTION.
15. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.
16. MAINTAIN MINIMUM 44" AISLES TO EXIT OR PUBLIC WAY.
17. PROVIDE EXIT SIGNS ABOVE EXITS WITH MINIMUM 3/4" X 6" LETTERS LIGHTED ON CONTRASTING BACKGROUND.
18. EXIT SIGNS MUST BE INTERNALLY ILLUMINATED.
19. PROVIDE EMERGENCY EXIT LIGHTING PROVIDING A VALUE OF ONE FOOT CANDLE AT FLOOR LEVEL.
20. ADDITIONAL EXIT SIGNS WILL BE PROVIDED AS DIRECTED BY THE CITY INSPECTOR.
21. INTERIOR WALL AND CEILING FINISHES FOR ASSEMBLY AREAS SHALL NOT EXCEED AN FLAME SPREAD RATING OF 76-200 CLASS III. ANY DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR FLAME PROOFED IN AN APPROVED MANNER.
22. DRAPES AND OTHER DECORATIVE MATERIALS SHALL BE FLAME RETARDANT. CERTIFICATION THEREOF SHALL BE PROVIDED. EXITS, EXIT SIGNS, FIRE ALARM STATIONS, HOSE CABINETS AND EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED BY DECORATIVE MATERIALS.
23. ALL DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION.
24. INSULATION SHALL BE INSTALLED TO MEET FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS PER U.B.C. CHAPTER 8.
25. SIGNS SHALL BE PROVIDED AND MAINTAINED FOR THE MAINTENANCE OF EXITS AND AISLE WAYS LEADING TO EXITS IN ACCORDANCE WITH CODES. SIGNS SHALL STATE, OBSTRUCTIONS, INCLUDING STORAGE, SHALL NOT BE PLACED IN THE REQUIRED WIDTH OF AN EXIT OR EXIT PASSAGEWAY.
26. FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE INSPECTIONS 7-10 DAYS IN ADVANCE.
27. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH UNIFORM BUILDING REGULATIONS.
28. FIRE BLOCKS SHALL OCCUR AS PER U.B.C. SECTION 2516 (F). PROVIDE SPRINKLER SYSTEM ACCORDING TO U.B.C. 1917 SECTION 904 AND PER LOCAL FIRE DEPARTMENT REQUIREMENTS.

FIRE SPRINKLER SYSTEM:

29. ANY FIRE SYSTEM MODIFICATIONS, INCLUDING ANY INTERRUPTIONS IN SERVICE, NEEDS TO BE COORDINATED DIRECTLY WITH THE LANDLORD'S MANAGEMENT.
30. THE FIRE DEPARTMENT MUST BE CONTACTED A MINIMUM OF 7-10 DAYS IN ADVANCE TO SCHEDULE INSPECTIONS.
31. DEMOLITION AND CONSTRUCTION SAFETY SHALL CONFORM TO NCMC, CHAPTER 10 AND U.F.C., ARTICLE 81 REQUIREMENTS.
32. SPRINKLER AND FIRE ALARM MODIFICATIONS ARE REVIEWED AND PERMITTED SEPARATELY BY THE FIRE DEPARTMENT. SUBMIT A MINIMUM OF 3 SETS OF DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO START OF WORK. AUTOMATIC FIRE EXTINGUISHING SYSTEMS REQUIRED. SUBMIT PLANS FOR APPROVAL TO FIRE PROTECTION ENGINEER.
33. PLACEMENT OF PORTABLE FIRE EXTINGUISHERS SHALL BE DETERMINED BY THE FIRE INSPECTOR. EQUIPMENT MUST BE MOUNTED BEFORE CONSTRUCTION IS FINAL. MINIMUM RATING IS 2A10BC. THE KITCHEN / BREAK ROOM WILL REQUIRE ONE OR MORE "K" CLASS PORTABLE FIRE EXTINGUISHERS.
34. ALL PENETRATIONS INTO OR THROUGH FIRE RESISTIVE CONSTRUCTION MUST COMPLY WITH UBC CHAPTER 7 REQUIREMENTS.
35. AN APPROVED NUMBER OR ADDRESS MUST BE PROVIDED IN A POSITION THAT WILL BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS ARE REQUIRED TO BE A MINIMUM OF 6" IN HEIGHT.
36. ALL NEW FIRE HYDRANTS SHALL BE INSTALLED AND OPERABLE.
37. THE FIRE DEPARTMENT ACCESS SHALL BE APPROVED BEFORE THE DELIVERY OF COMBUSTIBLE CONSTRUCTION MATERIALS TO THE SITE.
38. ALL AIR-MOVING SYSTEMS, PROVIDING AIR TO SPACE, IN EXCESS OF 2,000 CFM MUST BE PROVIDED WITH A SMOKE DETECTOR THAT WILL INITIATE AN AUTO SHUT-OFF UPON DETECTION OF PRODUCTS OF COMBUSTION. ALL EQUIPMENT TO BE INTERCONNECTED FOR SHUT-DOWN IN ACCORDANCE WITH UBC.
39. A FIRE HYDRANT SHALL BE LOCATED WITHIN 500 FEET OF FIRE DEPARTMENT CONNECTIONS. FIRE APPARATUS MUST BE ABLE TO GET TO WITHIN 50 FEET OF F.D.C.

HALFWAY HOUSE FACILITY

VOLUNTEERS OF AMERICA - TEXAS

800 WEST WINTERGREEN RD.

HUTCHINS, TX

BUILDING ANALYSIS DATA	PROJECT CONSULTANTS
<p>USE ----- OFFICE ADDITION</p> <p>CONSTRUCTION TYPE ----- TYPE 2-B</p> <p>OCCUPANCY ----- BUSINESS GROUP B 1431 SQUARE FEET</p> <p>TENANT AREA -----</p> <p>OCCUPANT LOAD ----- 9.58 OCCUPANTS = 150 OSF PER OCCUPANT = 1431/150</p> <p>BUILDING CODE ----- 2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL EXISTING BUILDING CODE</p> <p>PLUMBING CODE ----- 2021 INTERNATIONAL PLUMBING CODE</p> <p>MECHANICAL CODE ----- 2021 INTERNATIONAL MECHANICAL CODE</p> <p>ELECTRICAL CODE ----- 2020 NATIONAL ELECTRIC CODE</p> <p>ENERGY CONSERVATION CODE --- 2015 INTERNATIONAL ENERGY CONSERVATION CODE</p>	<p>GENERAL CONTRACTOR</p> <p>DURANGO CONSTRUCTION GROUP 2030 G AVENUE, SUITE #104 PLANO, TX 75074 214-769-1662 TOM STRAIGHT TOM@DURANGOCONSTRUCTIONGROUP.COM</p> <p>ARCHITECT</p> <p>IKEMIRE ARCHITECTS 16660 DALLAS PARKWAY, SUITE 2900 DALLAS, TX 75248 972-248-2486 CYNTHIA ANDERSEN FORD, RA, LEED GA CYNTHIA.FORD@IKEMIREARCHITECTS.COM</p>

ARCHITECTURAL

- SITE SITE PLAN
- A0 COVER / SHEET INDEX
- A1.1 FLOOR PLAN
- A1.2 ROOF PLAN
- A2.0 SECTIONS
- A3.0 ELEVATIONS
- A4.0 SCHEDULES & DETAILS

MEP

- E1.1 ELECTRIC PLAN & LIGHTING PLAN
- E1.2 ELECTRICAL SPECIFICATIONS
- M1.1 MECHANICAL FLOOR PLAN

NOT FOR CONSTRUCTION

DATE: _____ Section E, Item 1.
REVISIONS

RESIDENTIAL FACILITY ADDITION
VOLUNTEERS OF AMERICA - TEXAS
800 W. WINTERGREEN RD.
HUTCHINS, TX 75141

progress set

IKEMIRE ARCHITECTS LLC
ARCHITECTURE & PLANNING
16660 DALLAS PKWY., SUITE 2900 DALLAS, TX 75248-2486 FAX 972-248-1557

INTERIORS
972-248-2486

A0
JOB #225049 6

PLAN LEGEND

- EXISTING WALLS
- DEMO WALLS
- PROPOSED WALL
- BRICK

GENERAL WALL NOTE:

- INTERIOR WALLS TO 6" ABOVE CEILING ARE TO BE WOOD STUD FRAMED @ 16" O.C. WITH 1 LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE. GYPSUM BOARD TO EXTEND TO 6" ABOVE CEILING. DRAPE 6" FIBERGLASS SOUND INSULATION TO 2" OFF OF WALL ON EACH SIDE. TO BE DRAPED UP AND OVER TOP OF WALL. WALL TO BE TAPED, BEDDED AND PAINTED. WALL TO RECEIVE LEVEL 4 FINISH WITH AN EGGSHELL FINISH.
- FOR STRUCTURAL STABILITY SECURE WALL TO STRUCTURE ABOVE AT A MAXIMUM OF 4'-0" O.C.

BLOCKING NOTE:

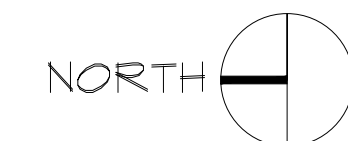
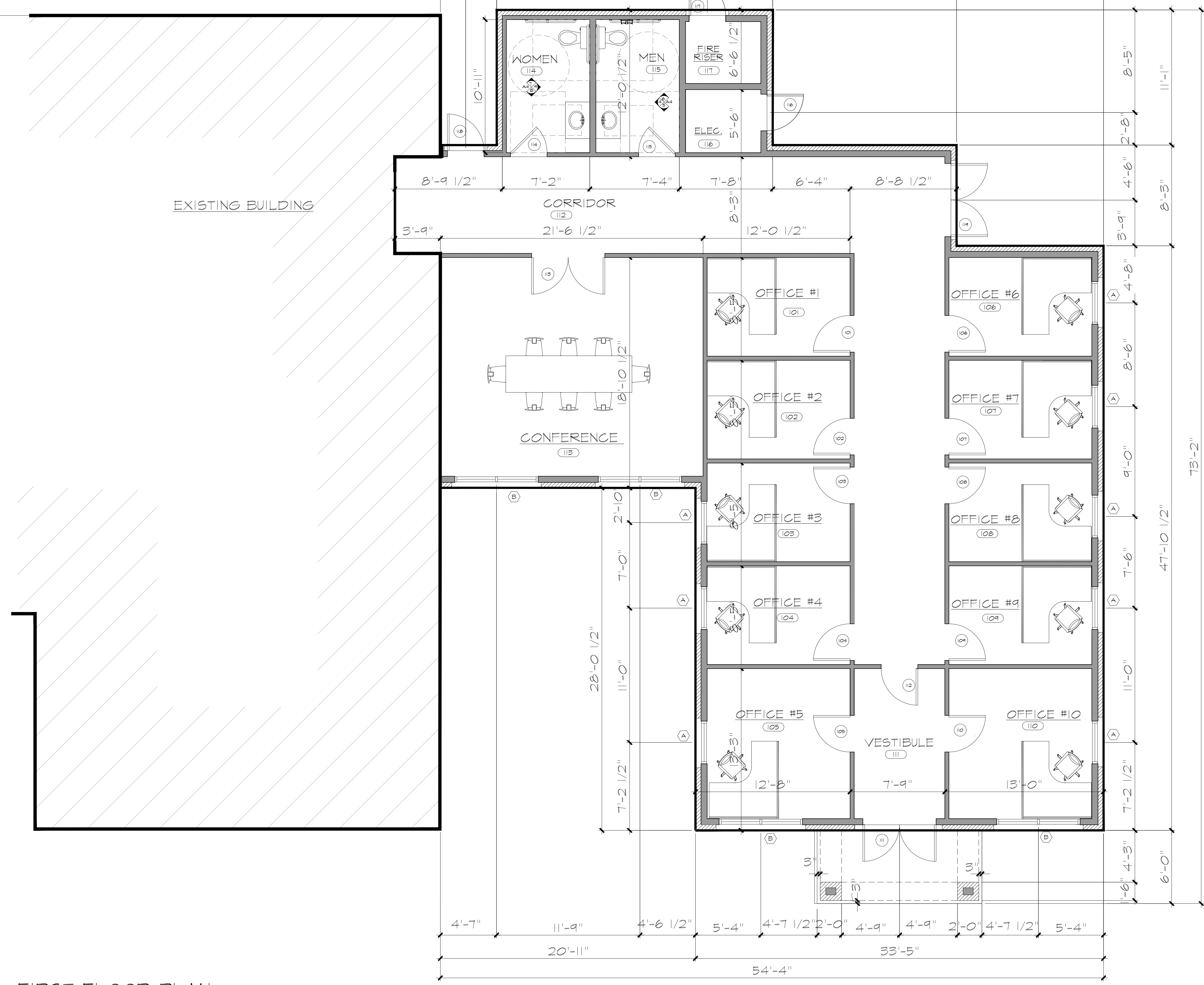
IN-WALL BLOCKING IS TO BE PROVIDED AT ALL JAMBS AND HEADS FOR ALL WINDOW ELEVATIONS AND IN REST ROOMS AS NOTED.

GENERAL FRAMING NOTE:

GC TO NOTE THAT DIMENSIONING IS FROM OUTSIDE OF FRAMING TO OUTSIDE OF FRAMING.

DUE TO POSSIBLE UNKNOWN CONDITIONS OF EXISTING STRUCTURE, GC TO VERIFY ALL FIELD CONDITIONS AND ADJUST AS NEEDED FOR ANY FIELD DISCREPANCIES AND NOTIFY ARCHITECT IF NEEDED.

Existing Building	25,920 sf
Proposed Addition	2,643 sf
Total New Building	28,563 sf



01- FIRST FLOOR PLAN

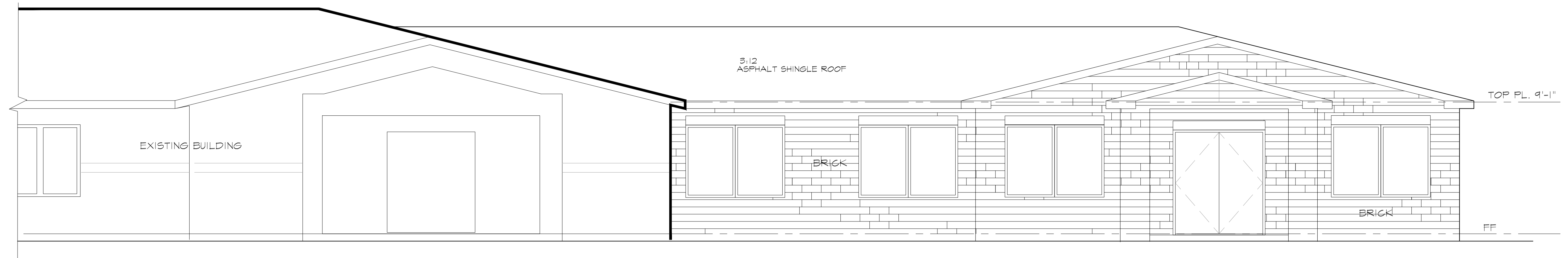
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NOT FOR CONSTRUCTION

RESIDENTIAL FACILITY ADDITION
VOLUNTEERS OF AMERICA - TEXAS
800 W. WINTERGREEN RD.
HUTCHINS, TX 75141

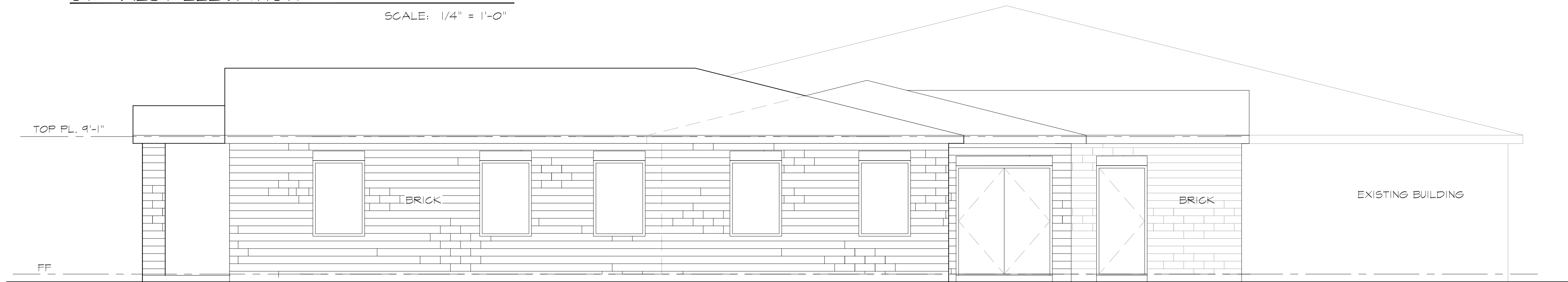
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IKEMIRE ARCHITECTS LLC
 ARCHITECTURE PLANNING INTERIORS
 16660 DALLAS PKWY. SUITE 2900 DALLAS, TX 75248-2486 FAX 972-248-11557



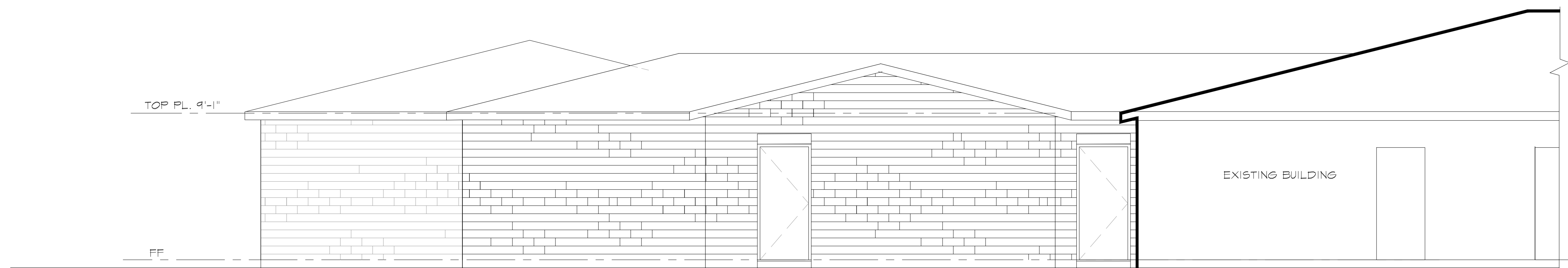
01 - WEST ELEVATION

SCALE: 1/4" = 1'-0"



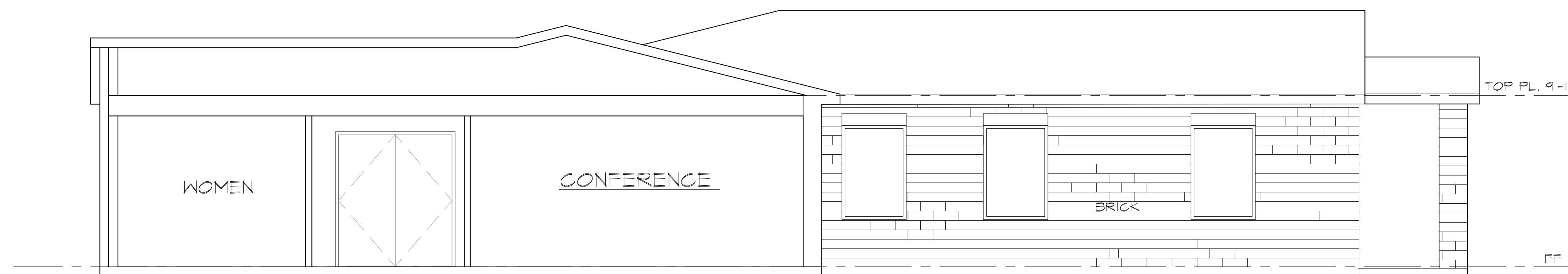
02 - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



03 - EAST ELEVATION

SCALE: 1/4" = 1'-0"



04 NORTH ELEVATION

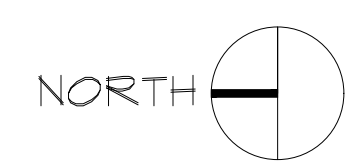
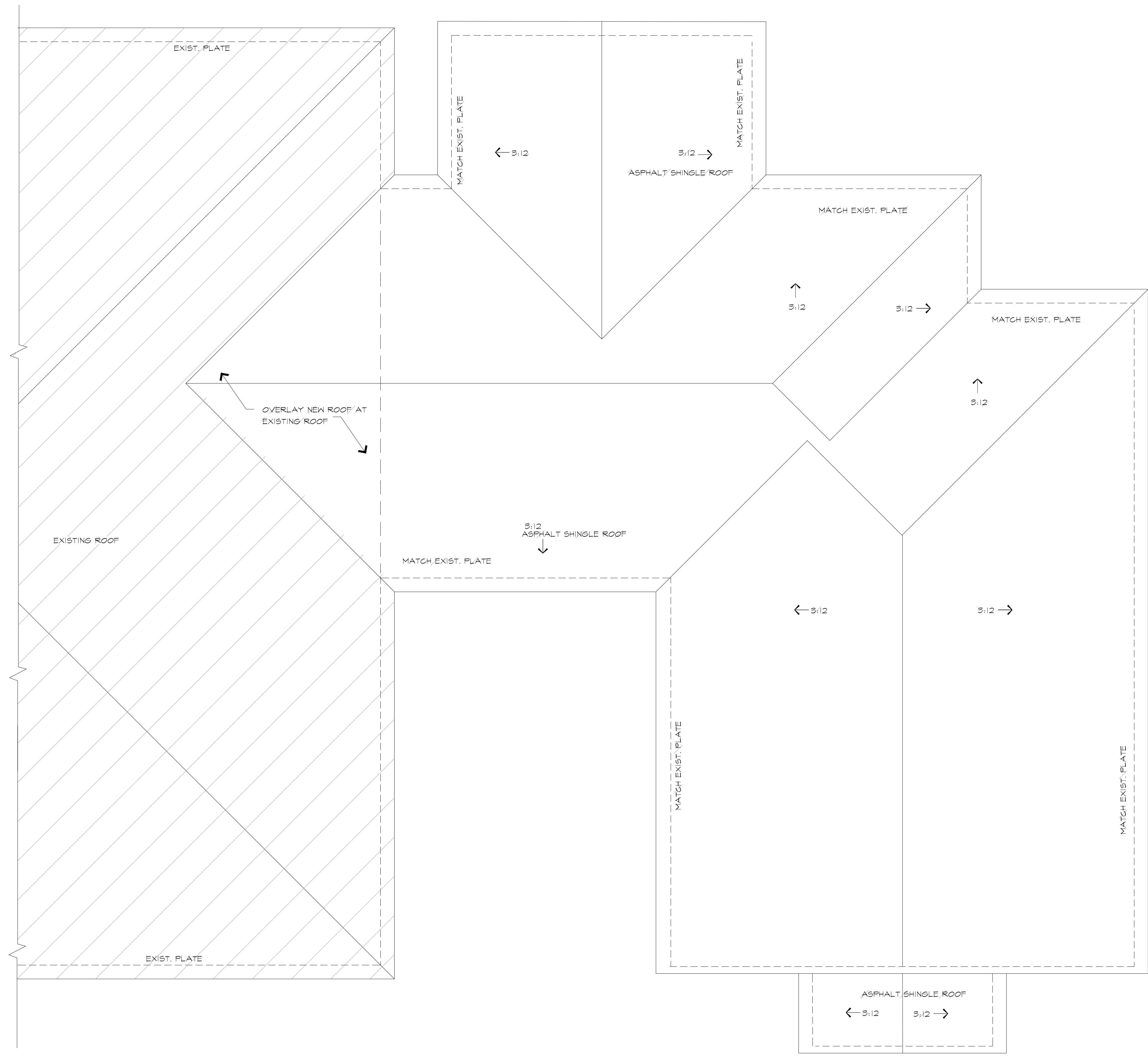
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

RESIDENTIAL FACILITY ADDITION
VOLUNTEERS OF AMERICA - TEXAS
800 W. WINTERGREEN RD.
HUTCHINS, TX 75141

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972-248-2486



01- ROOF PLAN

SCALE: 1/4"=1'-0"

NOT FOR CONSTRUCTION

DATE: Section E, Item 1.
 REVISIONS

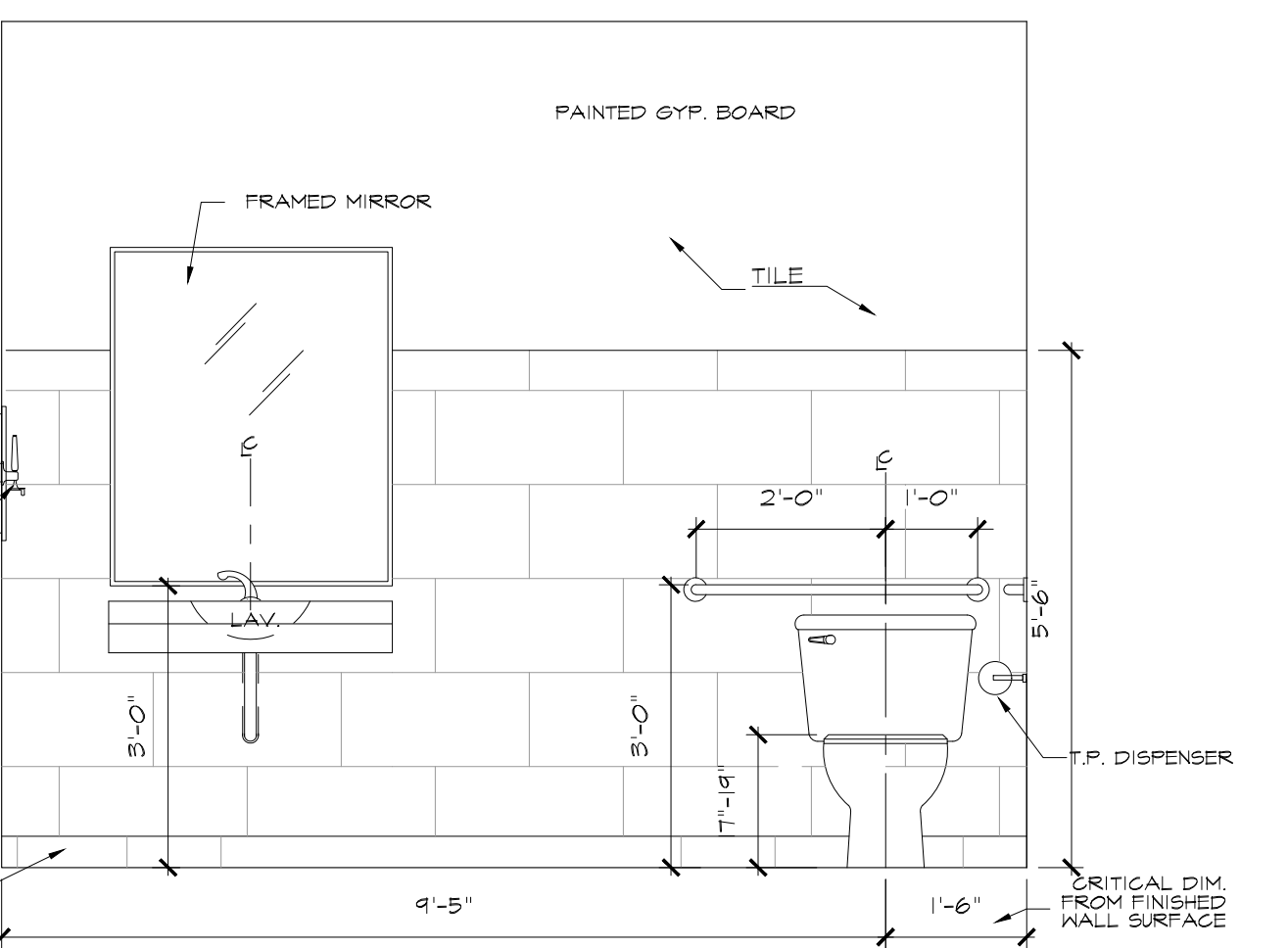
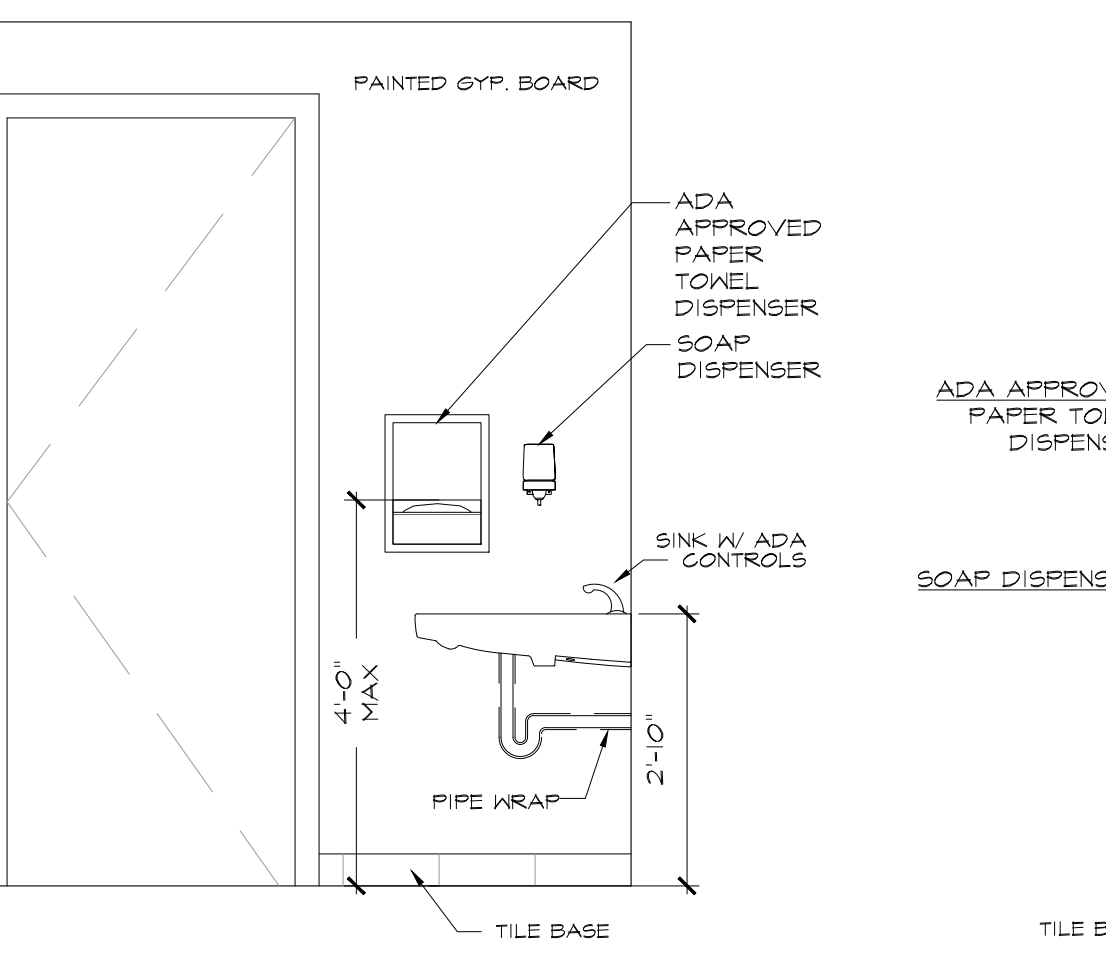
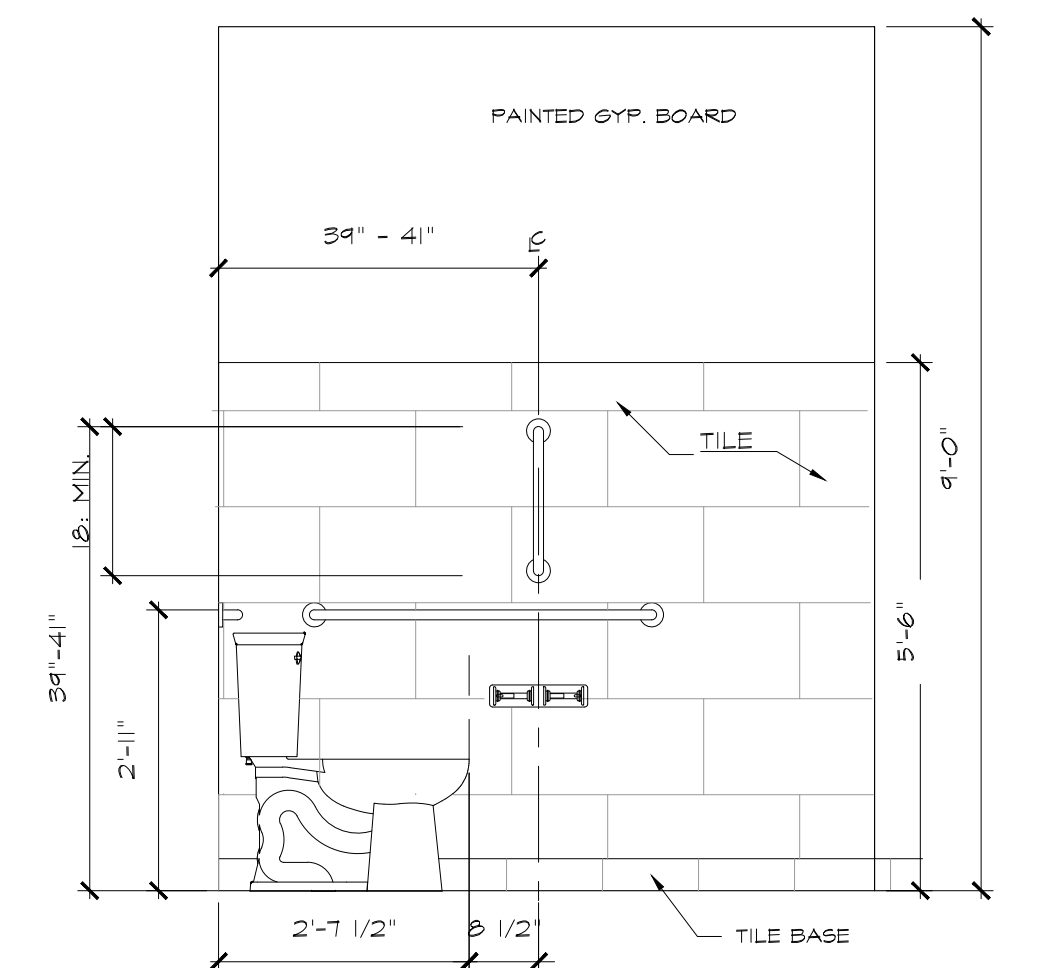
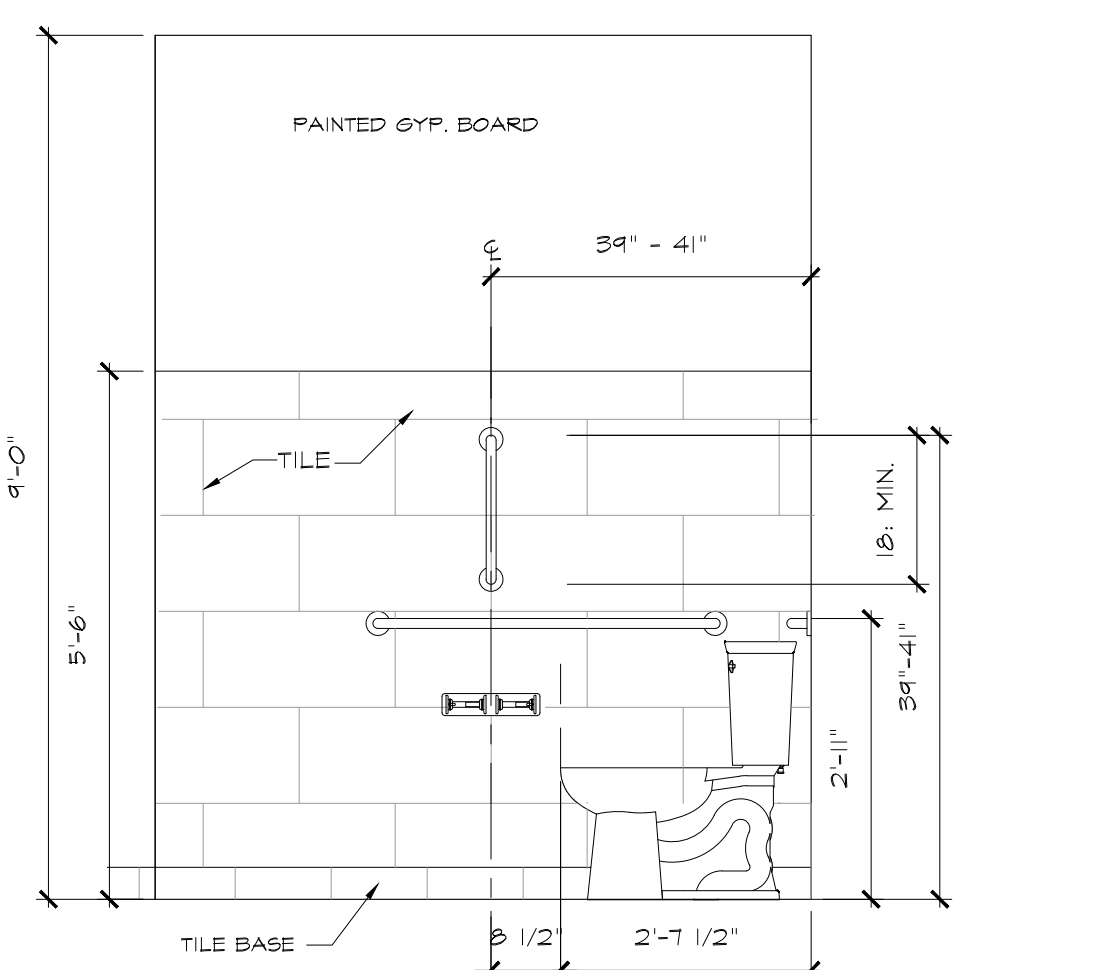
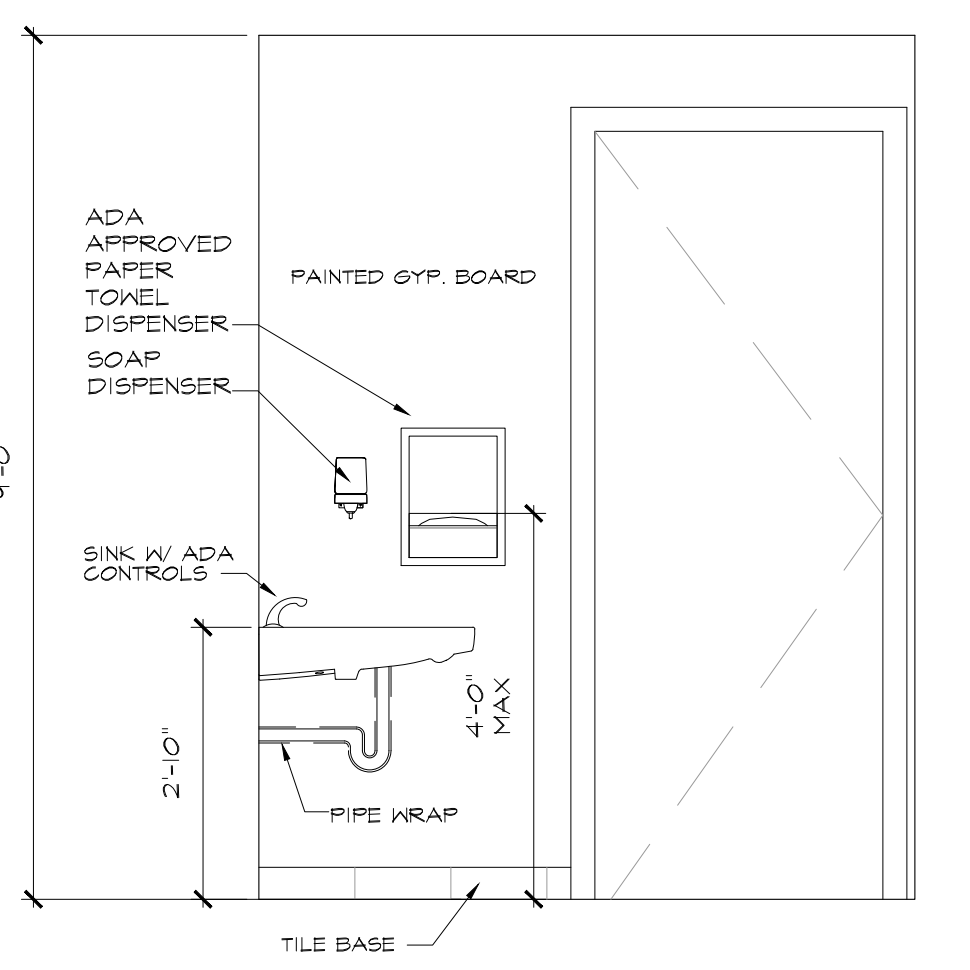
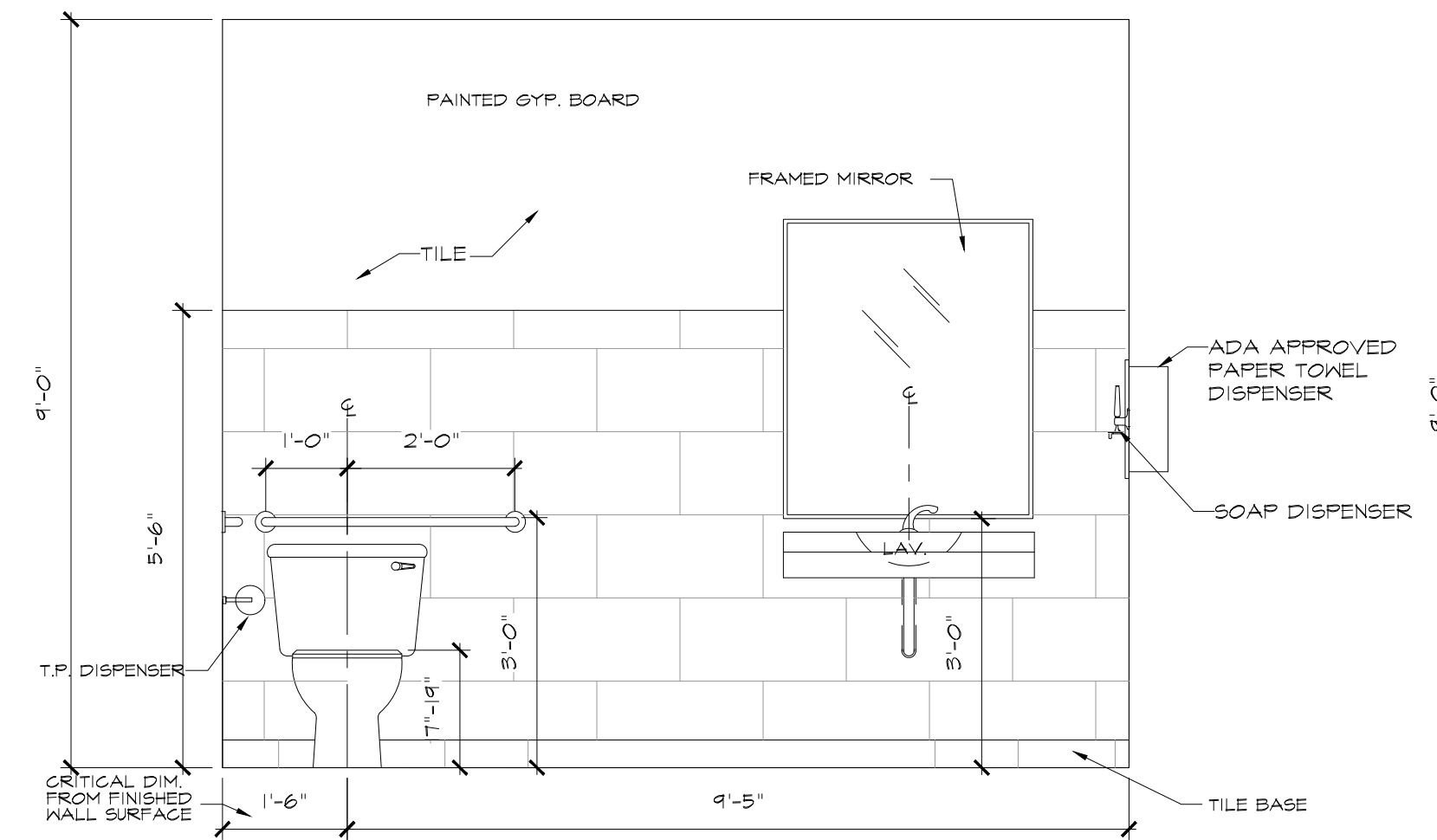
RESIDENTIAL FACILITY ADDITION
 VOLUNTEERS OF AMERICA - TEXAS
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progress set

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 16660 DALLAS PKWY, SUITE 2900 DALLAS, TX 972-248-2486 FAX 972-248-1557

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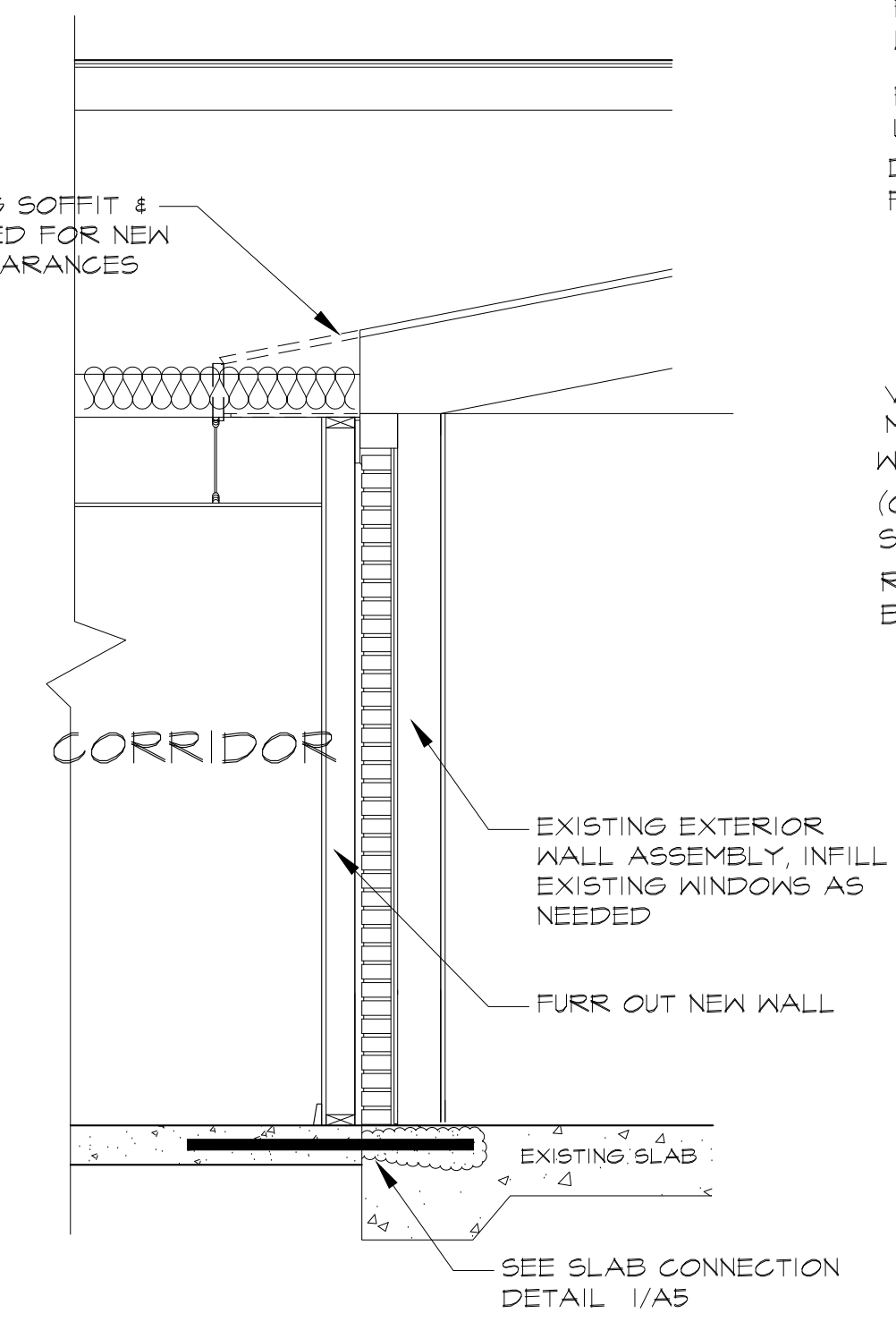
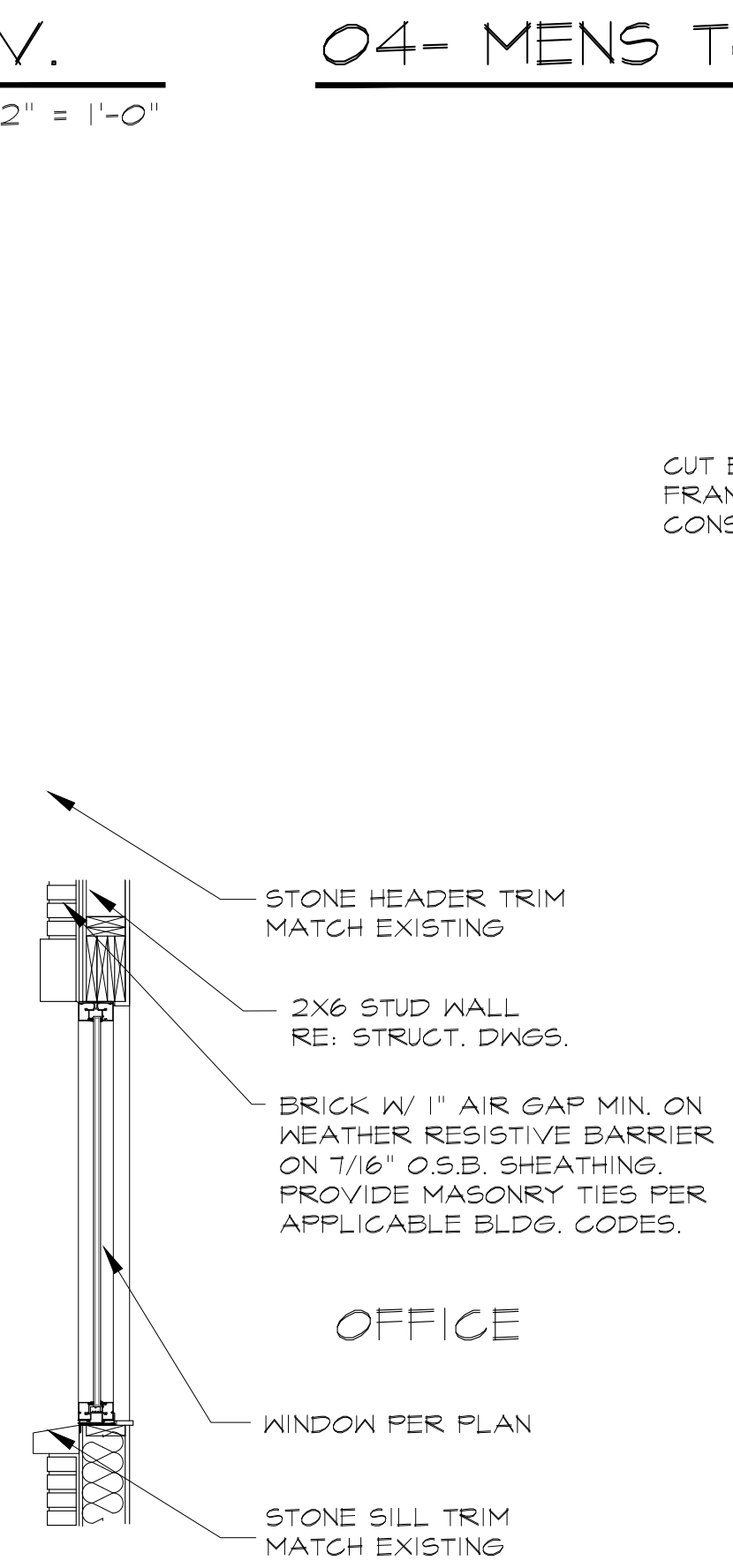
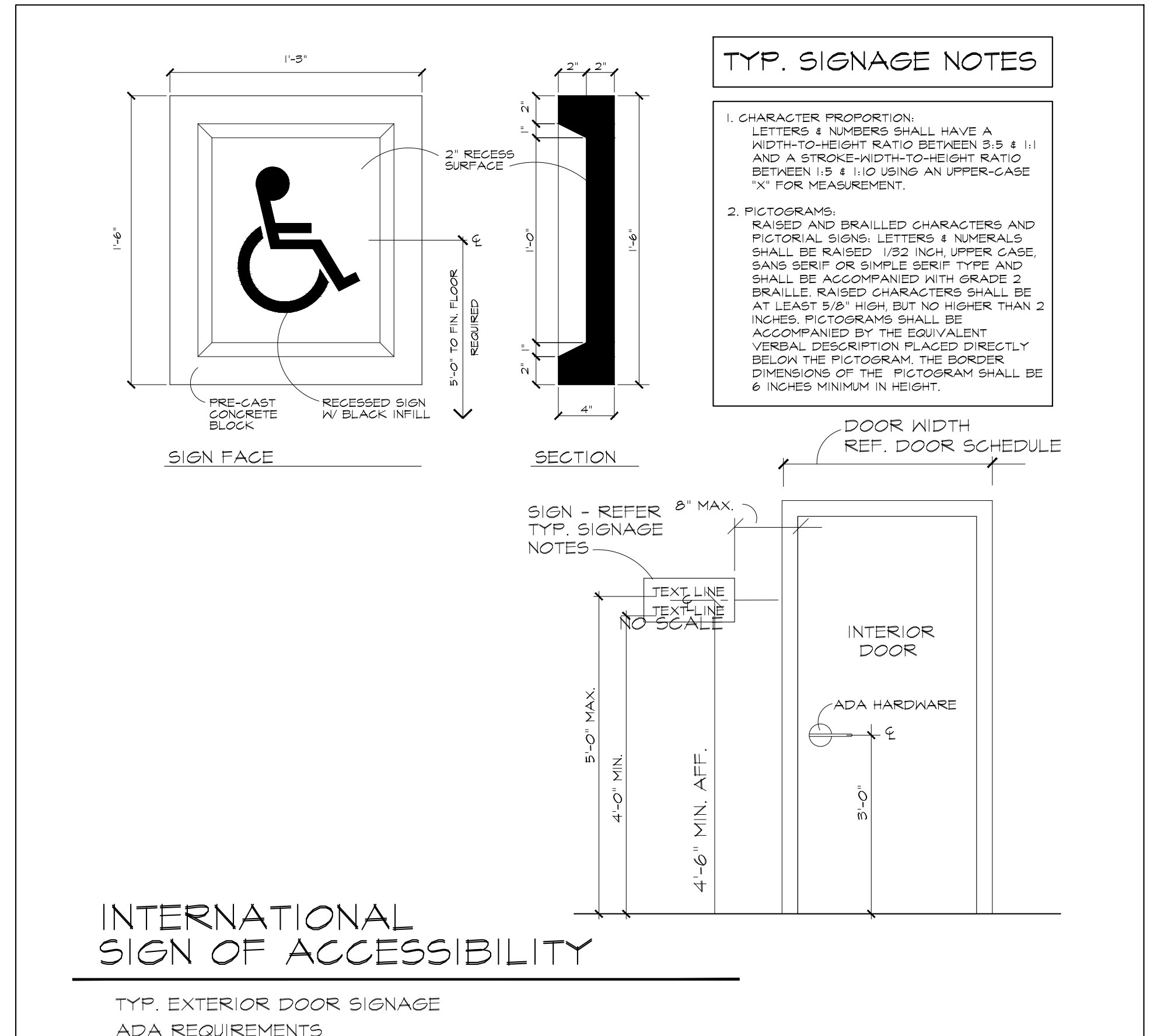
JOB #225044



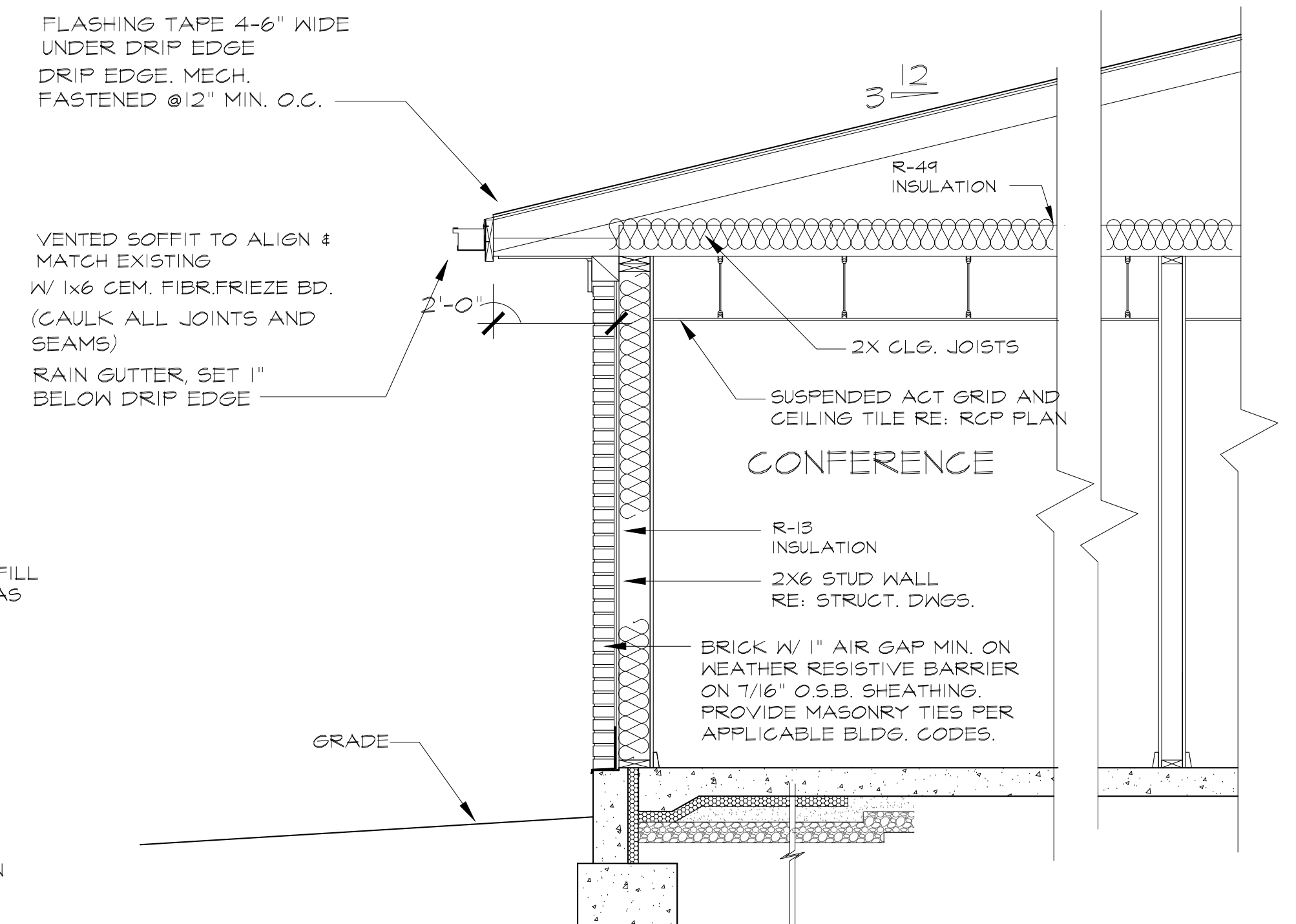
06- MENS TOILET ELEV.
SCALE: 1/2" = 1'-0"

05- MENS TOILET ELEV.
SCALE: 1/2" = 1'-0"

04- MENS TOILET ELEV.
SCALE: 1/2" = 1'-0"



ASPHALT SHINGLE ON 2 LAYERS
15# FELT ON 1/2" EXT O.S.B. WD.
SHEATHING ON ROOF FRAMING
1 x 8" FASCIA W/ 2X NAILER
ICE DAM PROTECTION
MEMBRANE. EXTEND FROM LOW
EDGE TO A POINT A MIN. 24"
FROM EXTERIOR FACE OF
WALL. LAP OVER DRIP EDGE.
FLASHING TAPE 4-6" WIDE
UNDER DRIP EDGE
DRIP EDGE, MECH.
FASTENED @ 12" MIN. O.C.



NOT FOR CONSTRUCTION

RESIDENTIAL FACILITY ADDITION
VOLUNTEERS OF AMERICA - TEXAS
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HUTCHINS, TX 75141

progress set

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ARCHITECTURE PLANNING INTERIORS
16660 DALLAS PKWY. SUITE 2900 DALLAS, TX 972-248-2486 FAX 972-248-1557

GENERAL FINISH NOTE

1. GENERAL CONTRACTOR TO COORDINATE WITH OWNER OR OWNERS REPRESENTATIVE REGARDING ALL INTERIOR FINISHES.
2. ALL INTERIOR FINISHES ARE TO MEET ALL APPLICABLE CODE REQUIREMENTS.
3. PROVIDE SCHLUTER TRANSITION STRIPS WHERE FLOOR FINISHES START, CHANGE OR TERMINATE.
4. TRANSITION STRIPS AT DOORWAYS TO BE LOCATED AT DOOR CENTERLINE.
5. WALL BASE TO BE PROVIDED AT LOCATIONS DETERMINED BY OWNER AND GENERAL CONTRACTOR.
6. WHERE WALL BASE IS LOCATED, PROVIDE PREFORMED CORNER PIECES.
7. ALL COMBUSTIBLE WALL FINISHES MUST HAVE A CLASS 'B' RATING OR BETTER.
8. ANY EXPOSED STEEL TO BE PAINTED UNLESS IT IS GALVANIZED.
9. INTERIOR FINISH, CABINETRY, FIXTURE AND FURNITURE SELECTIONS TO BE BY OTHERS.

GENERAL WALL NOTE:

1. INTERIOR WALLS ARE TO BE WOOD STUD FRAMED @ 16" O.C. WITH 1 LAYER OF 5/8" TYPE-X GYPSUM BOARD ON EACH SIDE. FRAMING AND GYPSUM BOARD TO EXTEND TO UNDERSIDE OF ROOF TRUSSES. WALL TO BE TAPED, BEDDED AND PAINTED WITH AN EGGSHELL FINISH. TEXTURE AND COLOR FINISH TO BE SELECTED BY OWNER.

DOOR AND WINDOW NOTES

1. ALL INTERIOR DOORS TO BE UNDERCUT 3/4" FOR RETURN AIR. REFER TO MECHANICAL PLANS FOR ADDITIONAL NOTES.
2. ALL DOORS AND WINDOWS TO COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODES WHERE APPLICABLE.
3. ALL GLAZING TO BE TEMPERED WHERE REQUIRED BY THE INTERNATIONAL BUILDING CODES.
4. LOCKS OR LATCHES AT ALL EXIT DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
5. ALL INTERIOR DOORS TO HAVE DOME FLOOR STOPS.
6. ALL DOORS TO HAVE SILENCERS AS PROVIDED BY DOOR FRAME MANUFACTURERS.
7. REFER TO SCHEDULES FOR ADDITIONAL INFORMATION AND NOTES.

INTERIOR FINISH SELECTIONS

PAINT	SHERWIN WILLIAMS, EGGSHELL, COLOR TO BE SELECTED BY OWNER	
	P-1	
	P-2	
FLOORING	MILLIKEN CARPET, STYLE AND COLOR TO BE SELECTED BY OWNER	
	F-1	
	F-2	LAMINATE FLOORING, STYLE AND COLOR TO MATCH EXISTING ADJACENT
	F-3	TILE
FLOOR BASE	6" COVE VINYL BASE	
	B-1	
	B-2	TILE
STORE FRONT	SF-1 STORE FRONT TO BE SELECTED BY OWNER	
CEILING	C-1 ACT/LAY-IN	

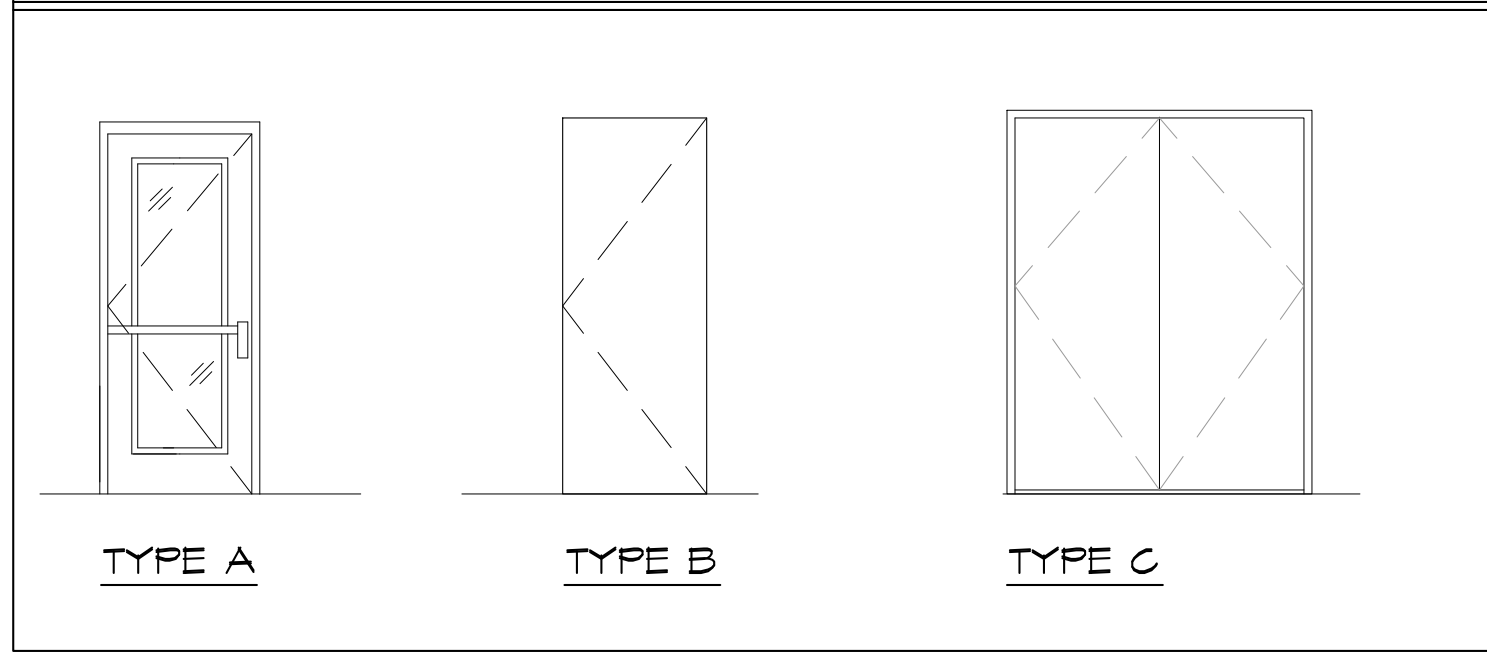
1. ALL MANUFACTURERS SHOWN ARE FOR STANDARD TYPE AND QUALITY. EQUAL OR BETTER PRODUCTS MAY BE SUBMITTED FOR APPROVAL BY THE OWNER.

FINISH SCHEDULE

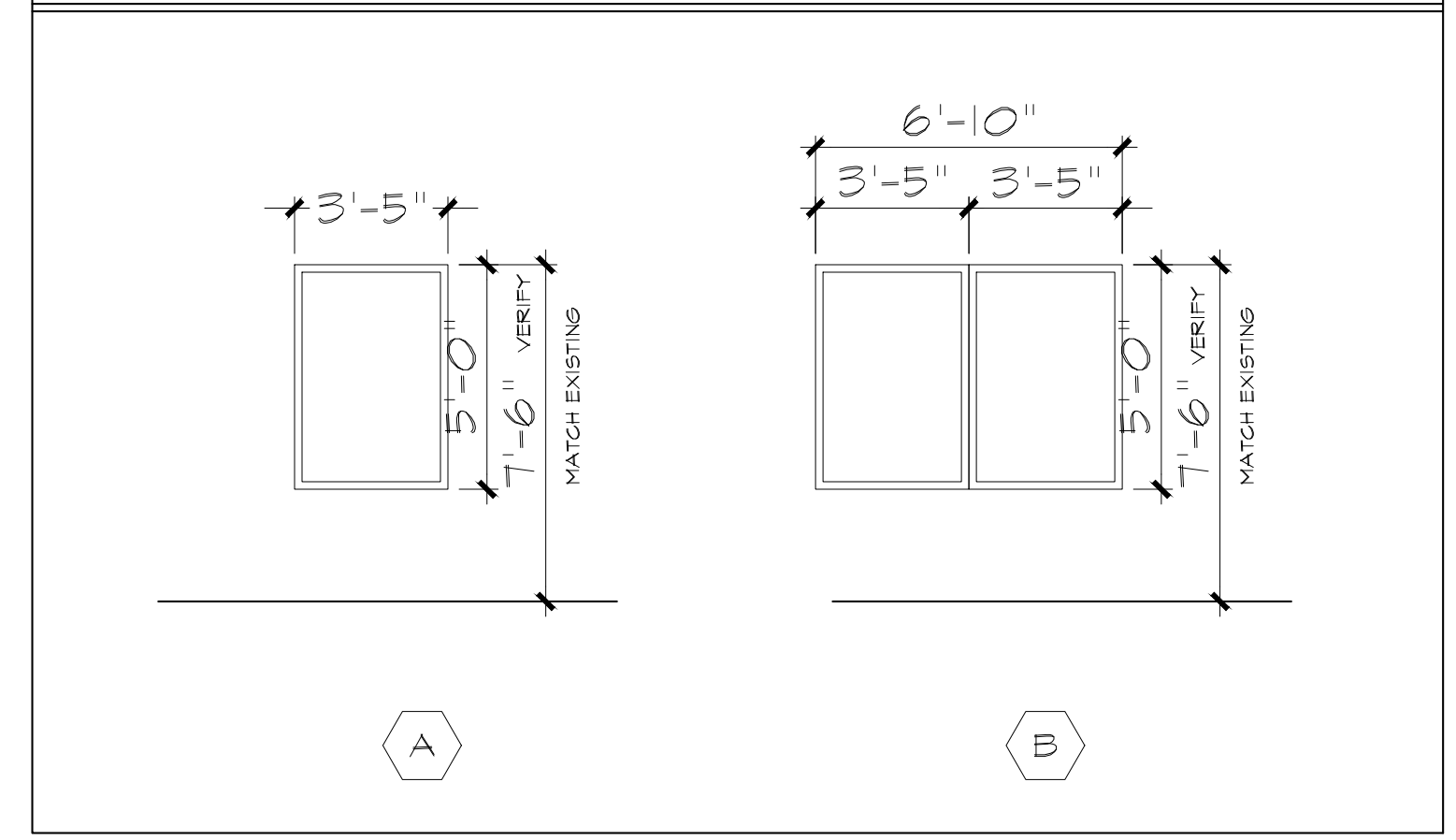
ROOM NO.	ROOM NAME	WALLS				CEILING	FLOOR	FLOOR BASE	NOTES
		NORTH	EAST	SOUTH	WEST				
101	OFFICE #1	P-1	P-1	P-1	P-1	C-1	F-1	B-1	
102	OFFICE #2	P-1	P-1	P-1	P-1	C-1	F-1	B-1	
103	OFFICE #3	P-1	P-1	P-1	P-1	C-1	F-1	B-1	
104	OFFICE #4	P-1	P-1	P-1	P-1	C-1	F-1	B-1	
105	OFFICE #5	P-1	P-1	P-1	P-1	C-1	F-1	B-1	
106	OFFICE #6	P-1	P-1	P-1	P-1	C-1	F-1	B-1	
107	OFFICE #7	P-1	P-1	P-1	P-1	C-1	F-1	B-1	
108	OFFICE #8	P-1	P-1	P-1	P-1	C-1	F-1	B-1	
109	OFFICE #9	P-1	P-1	P-1	P-1	C-1	F-2	B-1	
110	OFFICE #10	P-1	P-1	P-1	P-1	C-1	F-1	B-1	
111	VESTIBULE	P-1	P-1	P-1	P-1	C-1	F-1	B-1	
112	CORRIDOR	P-2	P-2	P-2	P-2	C-1	P-2	B-1	
113	CONFERENCE ROOM	P-2	P-2	P-2	P-2	C-1	P-2	B-1	
114	WOMEN	P-2	P-2	P-2	P-2	C-1	F-3	B-2	TILE WAINSCOT
115	MEN	P-1	P-1	P-1	P-1	C-1	F-3	B-2	TILE WAINSCOT
116	ELEC.	P-1	P-1	P-1	P-1	-	-	-	
117	FIRE RISER	P-1	P-1	P-1	P-1	-	-	-	

1. PROVIDE SCHLUTER TRANSITION STRIPS WHERE FLOOR FINISHES START, CHANGE OR TERMINATE.
2. TRANSITION STRIPS AT DOORWAYS TO BE LOCATED AT DOOR CENTERLINE.
3. WALL BASE TO BE PROVIDED AT LOCATIONS DETERMINED BY OWNER AND GENERAL CONTRACTOR.
4. WHERE WALL BASE IS LOCATED, PROVIDE PREFORMED CORNER PIECES.
5. ALL COMBUSTIBLE WALL FINISHES MUST HAVE A CLASS 'B' RATING OR BETTER.
6. ANY EXPOSED STEEL TO BE PAINTED UNLESS IT IS GALVANIZED.
7. ALL MANUFACTURERS SHOWN ARE FOR STANDARD TYPE AND QUALITY. EQUAL OR BETTER PRODUCTS MAY BE SUBMITTED FOR APPROVAL BY THE OWNER.

DOOR STYLES

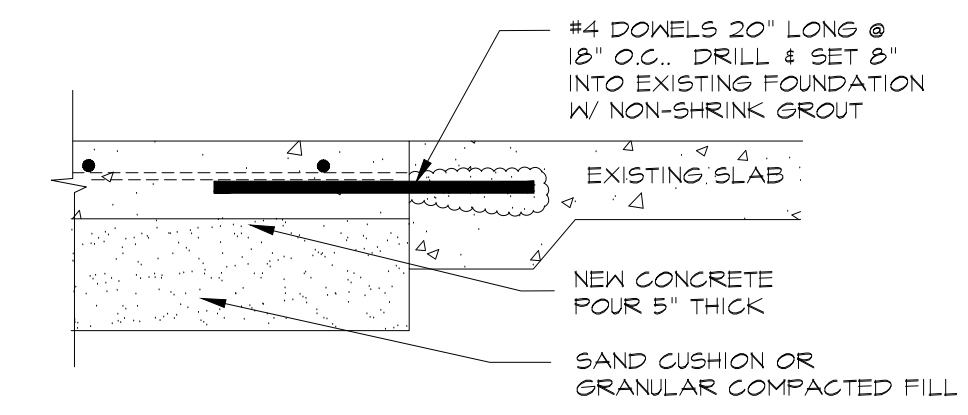


WINDOW ELEVATIONS



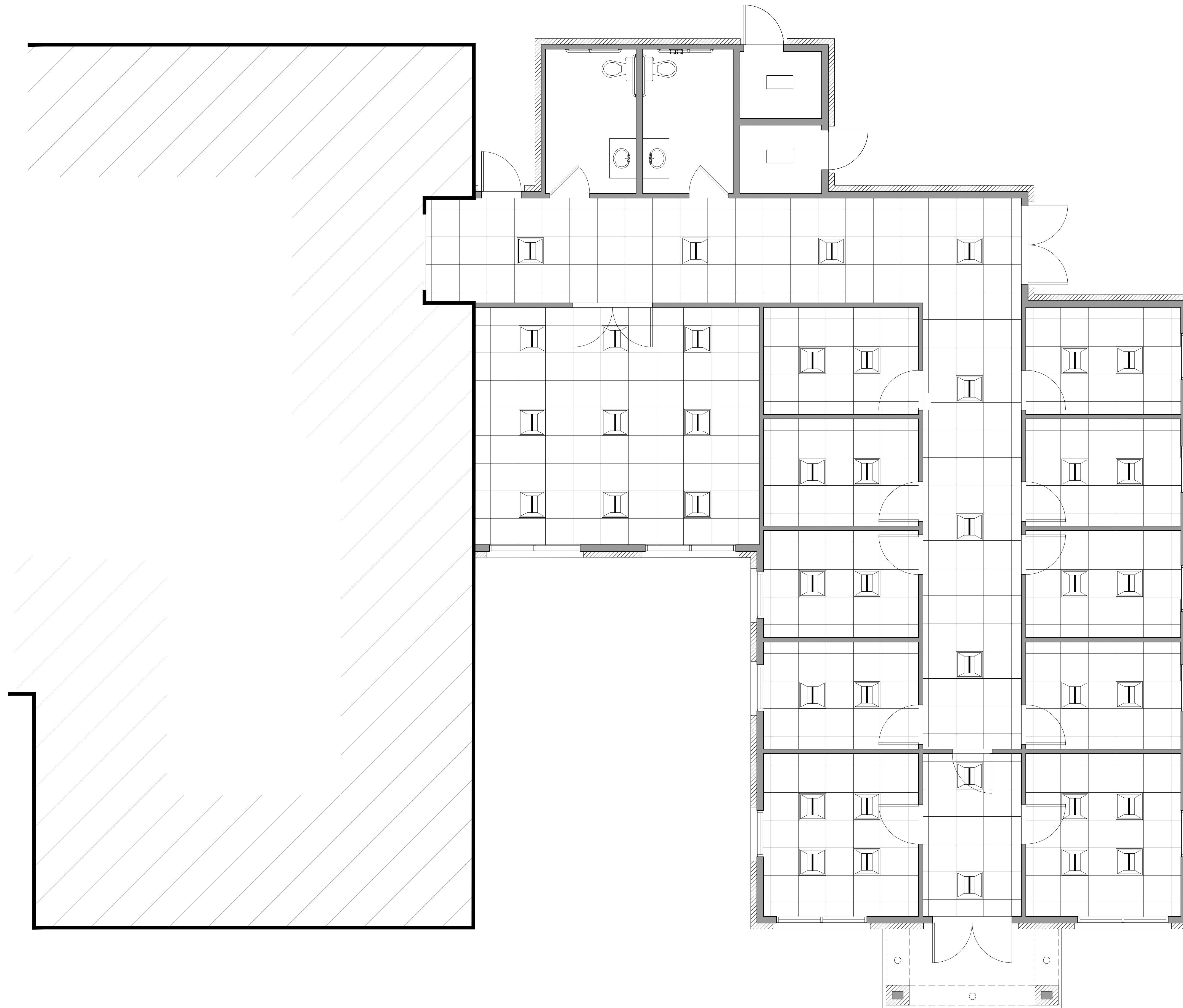
DOOR SCHEDULE





DOOR NO.	INT./EXT.	DOOR SIZE	DOOR STYLE	DESCRIPTION	DOOR MATL.	DOOR FINISH	FRAME MATL.	FRAME FINISH	CLOSER/HINGES	REMARKS	LOCATION
101	INT.	3'-0" X 8'-0" X 1 3/4"	A	STORE FRONT	ALUM./GLASS	ANNOD.	ALUM.	ANNOD.			OFFICE
102	INT.	3'-0" X 8'-0" X 1 3/4"	A	STORE FRONT	ALUM./GLASS	ANNOD.	ALUM.	ANNOD.			OFFICE
103	INT.	3'-0" X 8'-0" X 1 3/4"	A	STORE FRONT	ALUM./GLASS	ANNOD.	ALUM.	ANNOD.			OFFICE
104	INT.	3'-0" X 8'-0" X 1 3/4"	A	STORE FRONT	ALUM./GLASS	ANNOD.	ALUM.	ANNOD.			OFFICE
105	INT.	3'-0" X 8'-0" X 1 3/4"	A	STORE FRONT	ALUM./GLASS	ANNOD.	ALUM.	ANNOD.			OFFICE
106	INT.	3'-0" X 8'-0" X 1 3/4"	A	STORE FRONT	ALUM./GLASS	ANNOD.	ALUM.	ANNOD.			OFFICE
107	INT.	3'-0" X 8'-0" X 1 3/4"	A	STORE FRONT	ALUM./GLASS	ANNOD.	ALUM.	ANNOD.			OFFICE
108	INT.	3'-0" X 8'-0" X 1 3/4"	A	STORE FRONT	ALUM./GLASS	ANNOD.	ALUM.	ANNOD.			OFFICE
109	INT.	3'-0" X 8'-0" X 1 3/4"	A	STORE FRONT	ALUM./GLASS	ANNOD.	ALUM.	ANNOD.			OFFICE
110	INT.	3'-0" X 8'-0" X 1 3/4"	A	STORE FRONT	ALUM./GLASS	ANNOD.	ALUM.	ANNOD.			OFFICE
111	EXT.	(2) 3'-0" X 8'-0" X 1 3/4"	C	SOLID CORE - NO PANELS	WOOD	PAINT	ALUM.	PAINT			VESTIBULE
112	INT.	3'-0" X 8'-0" X 1 3/4"	A	STORE FRONT	ALUM./GLASS	ANNOD.	ALUM.	ANNOD.			VESTIBULE
113	INT.	(2) 3'-0" X 8'-0" X 1 3/4"	C	SOLID CORE - NO PANELS	WOOD	PAINT	ALUM.	PAINT			CONFERENCE ROOM
114	INT.	3'-0" X 8'-0" X 1 3/4"	B	SOLID CORE - NO PANELS	WOOD	PAINT	ALUM.	PAINT			WOMEN
115	INT.	3'-0" X 8'-0" X 1 3/4"	B	SOLID CORE - NO PANELS	WOOD	PAINT	ALUM.	PAINT			MEN
116	EXT.	3'-0" X 8'-0" X 1 3/4"	B	SOLID CORE - NO PANELS	WOOD	PAINT	ALUM.	PAINT			ELEC.
117	EXT.	3'-0" X 8'-0" X 1 3/4"	B	SOLID CORE - NO PANELS	WOOD	PAINT	ALUM.	PAINT			FIRE RISER
118	EXT.	3'-0" X 8'-0" X 1 3/4"	B	SOLID CORE - NO PANELS	WOOD	PAINT	ALUM.	PAINT			CORRIDOR
119	EXT.	(2) 3'-0" X 8'-0" X 1 3/4"	C	SOLID CORE - NO PANELS	WOOD	PAINT	ALUM.	PAINT			CORRIDOR



01- NEW SLAB CONNECTION DETAIL

SCALE: 1" = 1'-0"

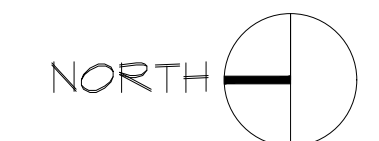


RCP LEGEND	
	ACT CEILING
	LOW PROFILE LED
	CANNISTER LIGHT FIXTURE
	2'X2' LIGHT FIXTURE

RCP NOTE:

1. ARCHITECTURAL RCP IS TO CONVEY CONCEPTUAL LAYOUT ONLY. MEP DRAWINGS REFLECT FINAL INTENT AND SHOULD BE USED FOR CONSTRUCTION DOCUMENT PURPOSES. IN THE CASE OF ANY CONFLICT, MEP DRAWINGS ARE TO BE DEFERRED TO FOR FINAL LAYOUT PURPOSES.

NOT FOR CONSTRUCTION



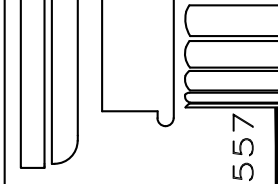
01- REFLECTED CEILING PLAN

SCALE: 1/4"=1'-0"

DATE _____ Section E, Item 1.
REVISIONS _____

RESIDENTIAL FACILITY ADDITION
VOLUNTEERS OF AMERICA - TEXAS
800 W. WINTERGREEN RD.
HUTCHINS, TX 75141

progress set


IKEMIRE ARCHITECTS LLC
 INTERIORS
 ARCHITECTURE
 16660 DALLAS PKWY. SUITE 2900 DALLAS, TX 972-248-2486 FAX 972-248-1557

A6

JOB #225049 12

LEGAL DESCRIPTION PAGE

Property Information

Address: 800 W. Wintergreen Rd, Hutchins, Texas

Parcel ID (DCAD): 65038506010080100

Map Grid: 73-T (Dallas)

Account Type: Commercial

Jurisdiction: City of Hutchins, Dallas County, Texas

Legal Description

Legal Description 1: James D Dollins ABST 385 PG 060

Legal Description 2: TR 8.1 ACS 6.380

Owner / Applicant

Owner Representative: Eric Evangelista

Applicant: Tom Straight

Application Type: Zoning Change / Zoning Board of Adjustment Hearing



Hutchins City Hall
400 N. JJ Lemmon Rd
Hutchins, TX 75141
www.cityofhutchinstx.gov

Chairman Joseph Matthews
Vice Chairman Tod Davis
Secretary Don Pressler
Commission Member Teronika Gaines
Commission Member Ed Williams
Commission Member James Spence (A)
Commission Member Cornelius Caldwell (A)

**MINUTES
HUTCHINS PLANNING AND ZONING COMMISSION
February 23, 2026
REGULAR MEETING – 6:00 P.M.**

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on February 23, 2026, 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 Gaines
Commissioner Cornelius Caldwell

Members Absent:

Commissioner Ed Williams
Commissioner James Spence

B. CITIZEN COMMENTS

No citizens' comments were made.

C. PRESENTATIONS

No presentations were made.

D. CONSENT AGENDA

No items on the consent agenda.

E. PUBLIC HEARINGS

- 1. Conduct a public hearing, discuss and consider a request by John Gonzales with RTG Capital for a Rezone from Highway Commercial (HC) to Light Industrial (LI) for Tract 49, 10.4903 acres in the William Gatlin ABST, Tract 18.2, 7.8516 acres in the Thomas Freeman ABST, Tract 48, 5.00 acres in the William Gatlin ABST, commonly addressed as 1300, 904 & 1310 S IH 45.**

Blake presented the item to the board. The public hearing opened at 6:06PM. Ethan Jimenez representing Tuff Shed located at 402 S IH 45 expressed his concerns about Right of Way access with the zoning change and what kind of impact it will have on their property. Blake stated there should not be any changes with their access to entrances. John from RTG Capital confirmed. The public hearing closed at 6:09PM. Commissioner Davis made a motion to approve the Rezone from Highway Commercial (HC) to Light Industrial (LI). Commissioner Pressler seconded the motion to approve. Motion carried 5-0

For: Joseph Matthews, Tod Davis, Don Pressler, Teronika Gaines, Cornelius Caldwell.
Against:

- 2. **Conduct a public hearing, discuss and consider a request by John Gonzales with RTG Capital for a SUP request to allow “Motor Freight Company/Terminal; Heavy Machinery Sales/Storage; Truck Sales & Storage; Low Risk Industrial Manufacturing Not Wholly Enclosed Within A Building; Low Risk Industrial Manufacturing Wholly Enclosed Within A Building” in the Light Industrial District for Tract 49, 10.4903 acres in the William Gatlin ABST, Tract 18.2, 7.8516 acres in the Thomas Freeman ABST, Tract 48, 5.00 acres in the William Gatlin ABST, commonly addressed as 1300, 904 & 1310 S IH 45.**

Blake presented the item to the board. The public hearing opened at 6:20PM. There were no questions or concerns. The public hearing closed at 6:22PM. Commissioner Davis made a motion to approve the 5 uses under one SUP request. Commissioner Caldwell seconded the motion to approve. Motion carried 4-1

For: Joseph Matthews, Tod Davis, Don Pressler, Cornelius Caldwell.
Against: Teronika Gaines

F. REGULAR AGENDA

- 1. **Discuss and consider a request by Manuel Valencia for a final plat of the Valencia Acres, Lot 1 Block 1, 5.571 tract of land located North of East Cleveland Road and South of Langdon Road more commonly described as 412 N IH 45.**

Commissioner Caldwell made a motion to approve the final plat. Commissioner Gaines seconded the motion. Motion carried 5-0.

For: Joseph Matthews, Tod Davis, Don Pressler, Teronika Gaines, Cornelius Caldwell
Against:

- 2. **Approval of the December 22, 2025 Minutes.**

Commissioner Davis made a motion to approve the minutes. Commissioner Pressler seconded the motion to approve. Motion carried 5-0.

For: Joseph Matthews, Tod Davis, Don Pressler, Teronika Gaines, Cornelius Caldwell
Against:

G. ITEMS OF COMMUNITY INTEREST

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

H. ADJOURN

Commissioner Pressler made a motion to adjourn. Commissioner Matthews seconded the motion Approved by a 5-0 roll call vote. The meeting was adjourned at 6:32 PM.

Recording Secretary

APPROVED:

Joseph Matthews
Chairman

Tod Davis
Vice Chairman



Hutchins City Hall
400 N. JJ Lemmon Rd
Hutchins, TX 75141
www.cityofhutchinstx.gov

Chairman Joseph Matthews
Vice Chairman Tod Davis
Secretary Don Pressler
Commission Member Teronika Gaines
Commission Member Ed Williams
Commission Member James Spence (A)
Commission Member Cornelius Caldwell (A)

MINUTES
HUTCHINS PLANNING AND ZONING COMMISSION
March 9, 2026
REGULAR MEETING – 6:00 P.M.

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on March 9, 2026, 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 Gaines

Members Absent:

Commissioner Ed Williams
Commissioner James Spence
Commissioner Cornelius Caldwell

B. CITIZEN COMMENTS

No citizens' comments were made.

C. PRESENTATIONS

1. New Zoning Ordinance. Presented by: Steve Cook, Dunaway

Steve Cook with Dunaway presented the details of the New Zoning Ordinance and answered questions by the Commission.

D. CONSENT AGENDA

No items on the consent agenda.

E. PUBLIC HEARINGS

No items on the public hearing.

F. REGULAR AGENDA

No items on the regular agenda.

1. ITEMS OF COMMUNITY INTEREST

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

2. ADJOURN

Commissioner Davis made a motion to adjourn. Commissioner Pressler seconded the motion Approved by a 74-0 roll call vote. The meeting was adjourned at 6:58 PM.

Recording Secretary

APPROVED:

Joseph Matthews
Chairman

Tod Davis
Vice Chairman