



**CITY OF HUTCHINS
CITY COUNCIL MEETING
AGENDA**

**Monday, October 06, 2025 at 6:30 PM
City Hall, 400 N. JJ Lemmon Rd.**

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Regular Meeting of the Hutchins City Council to be held on Monday, October 6, 2024 at 6:30 p.m. at Hutchins City Hall Council Chambers, 400 N. JJ Lemmon Rd., Street, Hutchins, Texas, at which time the following items will be discussed and considered.

City Council Members

Mayor Mario Vasquez
Mayor Pro Tem Steve Nichols
Councilmember Brenda Campbell
Councilmember Raymond Elmore
Councilmember Demarcus Odom
Councilmember America Rodriguez

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. CITIZEN COMMENTS - *This agenda item provides an opportunity for citizens to address the City Council on any matter that is not posted on the agenda. Anyone wishing to address the City Council should complete a Citizen Comments Form and submit it to the City Secretary prior to the start of the City Council meeting. There is a three (3) minute time limit for each citizen to speak. However, in accordance with the Texas Open Meetings Act, the City Council cannot discuss issues raised or make any decision at this time.*

D. CONSENT AGENDA - *All items presented in the Consent Agenda require no deliberation by the Council. Each Council member has the opportunity of removing an item from this agenda so that it may be considered separately.*

1. Consider approval of city council meeting minutes for August and September 2025. Presented by Cynthia Olguin, City Secretary

E. PRESENTATIONS

2. Branderia Presentaton Presented by: Beth Owens
3. Langdon Road Presentation. Presented by Blake Moore, Building Official
4. Speed limit change Lancaster Hutchins Rd. Presented by: Steve Perry, Police Chief
5. Traffic Impact Analysis Lancaster Hutchins at Wintergreen. Presented by: Steve Perry, Police Chief and Mamun Yusuf, Public Works Director

6. Truck Routes and Signage. Presented by: Steve Perry, Police Chief

F. REGULAR AGENDA - *As authorized by Section 551.071 of the Texas Government Code, the City Council 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.*

7. Resolution denying Oncor Electric Delivery Company LLC's application to change rates within the City. Presented by James Quin, City Administrator.
Resolution R2025-09-1285

8. Discuss and consider a Resolution APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE THE GATEWAY MONUMENT AGREEMENT WITH TXDOT FOR CITY OF HUTCHINS GATEWAY SIGNS PROJECT ON W. PALESTINE STREET & DOWDY FERRY ROAD. Presented by: Mamun Yusuf, Director of Public Works
Resolution R2025-09-1286

9. Resolution for Janitorial Services Agreement. Presented by: Karen Steward, HR Director
Resolution Number: R2025-09-

10. Wilwash Discussion. Requested by Mario Vasquez, Mayor

G. EXECUTIVE SESSION

11. Pursuant to Section 551.072 of the Texas Government Code, the City Council will convene into executive session to deliberate the purchase, exchange, lease or value of real property located within the City of Hutchins, Texas.

H. RECONVENE INTO REGULAR SESSION

12. Action, if any, as a result of Executive Session:

Pursuant to Section 551.072 of the Texas Government Code, the City Council will convene into executive session to deliberate the purchase, exchange, lease or value of real property located within the City of Hutchins, Texas.

I. ITEMS OF COMMUNITY INTEREST

13. National Night Out, Tuesday, October 7, 2025, 6:00 p.m. - 8:00 p.m. at Campbell Park, 205 S. Denton St., Hutchins.

Parks and Recreation Board Meeting, Tuesday, October 7, 2025, 6:30 p.m., Hutchins City Hall, 321 N. Main St., Hutchins.

Fall Festival, Saturday, October 11, 2025, noon to 3:30 p.m., Campbell Park, 200 N. Denton St., Hutchins.

Keep Hutchins Beautiful Board Meeting, Tuesday, October 14, 2025, 6:00 p.m., Hutchins City Hall, 321 N. Main., Hutchins.

Town Hall Meeting, Thursday, October 16, 2025, 7:00 p.m., Hutchins City Hall, 400 N. JJ Lemmon Rd., Hutchins.

Community Open House - New City Hall Tour: Friday, October 17, 2025, 9 am - 1 pm and 4 pm - 6 pm; Saturday, October 18, 2025, 9 am - 2 pm. Reserve a spot by stopping by City Hall or www.cityofhutchinstx.gov. Register by Monday, October 13.

Atwell Public Library Board Meeting, Tuesday, October 21, 2025, 6:30 p.m., 321 N. Main St., Hutchins.

Planning and Zoning Commission Meeting, Monday, October 27, 2025, 6:00 p.m., 321 N. Main St., Hutchins.

J. ADJOURN

CERTIFICATION

I certify that a copy of the October 6, 2025, agenda of items to be considered by the Hutchins City Council 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 Tuesday, September 30, 2025, before 6:30 p.m.

Cynthia Olguin

Cynthia Olguin
City Secretary



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 colguin@cityofhutchins.org



STAFF REPORT

MEETING DATE:	October 6, 2025
MEETING TYPE:	City Council
SUBMITTED BY:	Cynthia Olguin
AGENDA CAPTION:	Consider approval of city council meeting minutes for August and September 2025. Presented by Cynthia Olguin, City Secretary

Background Information

Consider approval of the meeting minutes:

- August 14, 2025, Regular Council Meeting
- August 18, 2025, Regular Council Meeting
- September 2, 2025, Regular Council Meeting
- September 15, 2025, Regular Council Meeting

Budget Implications: N/A

Operational Impact: N/A

Legal Review: N/A

Staff Recommendation

Staff recommends approval of the minutes.

Supporting Documentation and Attachments



**CITY OF HUTCHINS
CITY COUNCIL MEETING
MINUTES**

**Monday, August 04, 2025 at 6:30 PM
City Hall, 321 N. Main Street**

A Regular Meeting of the Hutchins City Council to be held on Monday, August 4, 2025 at 6:30 p.m. at Hutchins City Hall Council Chambers, 321 N. Main Street, Hutchins, Texas, at which time the following items were discussed and considered.

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Mayor Vasquez called the meeting to order at 6:30 p.m. and announced a quorum.

- Mayor Mario Vasquez
- Mayor Pro Tem Steve Nichols
- Councilmember Brenda Campbell
- Councilmember Raymond Elmore
- Councilmember Demarcus Odom
- Councilmember America Rodriguez

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Councilmember Nichols gave the invocation, and Councilmember Campbell led the Pledge of Allegiance.

C. CITIZEN COMMENTS -

- John Mihalapoulos, 2000 I-45, Hutchins, spoke regarding a request for open rear gate at truck wash.
- Ezequiel Juarez, Hutchins resident, spoke in favor of opening rear gate to Runway Truck Wash.
- Paul James, Hutchins resident, spoke in favor of an ordinance against government facilities in Hutchins.

D. CONSENT AGENDA - *All items presented in the Consent Agenda require no deliberation by the Council. Each Council member has the opportunity of removing an item from this agenda so that it may be considered separately.*

1. Consider approval of city council meeting minutes for April, May and June 2025. Presented by: Cynthia Olguin

Councilmember Nichols made the motion seconded by Councilmember Campbell to approve the consent agenda as presented. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore, America Rodriguez

Voting Nay:

E. REGULAR AGENDA - *As authorized by Section 551.071 of the Texas Government Code, the City Council 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. DISCUSS AND CONSIDER ORDINANCE NO. 2025 ____ AUTHORIZING THE ISSUANCE OF CITY OF HUTCHINS, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025A; PRESCRIBING THE TERMS THEREOF; PROVIDING FOR THE PAYMENT THEREOF; AND MAKING OTHER PROVISIONS REGARDING SUCH CERTIFICATES AND MATTERS INCIDENT THERETO Presented by: Maria Joyner, Director of Finance**

Staff requested the item be tabled until September 15, 2025 council meeting in order to allow for notification to be posted on the website.

Councilmember Nichols made the motion, seconded by Councilmember Elmore, to table the item until the next meeting on September 15, 2025. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore, America Rodriguez

Voting Nay:

- 3. DISCUSS AND CONSIDER RESOLUTION R2025-08-1279 OF THE CITY OF HUTCHINS, TEXAS, DECLARING EXPECTATION TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT. Presented By: Maria Joyner, Director of Finance**

Councilmember Nichols made the motion, seconded by Councilmember Elmore, to approve Resolution R2025-08-1279. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore, America Rodriguez

Voting Nay:

- 4. Discuss and consider the status of the animal shelter. This item was placed on the agenda by Council Member Odom.**

Councilmember Odom requested discussion regarding the animal shelter, stating that he recalls previous discussion that the current location was intended as a temporary solution and that the council would consider other options.

Mayor Vasquez confirmed that the facility was originally intended as a temporary solution. However, the council moved forward with renovations and expansions, investing more than \$200,000. While the original construction estimate exceeded \$7 million, the council identified a much more cost-effective approach. Councilmember Odom commended the Mayor for pursuing practical solutions. The council will consider seeking community feedback at the next Town Hall meeting.

F. EXECUTIVE SESSION

Mayor Vasquez moved the council into Executive Session at 7:25 p.m.

- 5. Pursuant to Section 551.072 of the Texas Government Code, the City Council will convene into executive session to deliberate the purchase, exchange, lease or value of real property located within the City of Hutchins, Texas.**
- 6. The Hutchins City Council will hold a closed Executive Session pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, in accordance with the authority**

contained in §551.087. Deliberation regarding economic development negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision to a business prospect: 1) 1220 Dowdy Ferry Road. Presented by: Guy Brown HEDC Executive Director

G. RECONVENE INTO REGULAR SESSION

7. Action, if any, as a result of Executive Session:

Pursuant to Section 551.072 of the Texas Government Code, the City Council will convene into executive session to deliberate the purchase, exchange, lease or value of real property located within the City of Hutchins, Texas.

No action taken as a result of Executive Session.

8. Action, if any, as a result of Executive Session:

Deliberation and action regarding Chapter 551, Subchapter D, Texas Government Code, in accordance with the authority contained in §551.087. Deliberation and action regarding economic development negotiations. 1220 Dowdy Ferry Road

Councilmember Nichols made the motion, seconded by Councilmember Elmore to authorize the City Administrator to negotiate and executive final Chapter 380 Agreement with GFS Logistics for property located at 1220 Dowdy Ferry Road. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore, America Rodriguez
Voting Nay:

H. ITEMS OF COMMUNITY INTEREST

9. City Secretary Olguin announced the items of community interest.

I. ADJOURN

Councilmember Elmore made the motion, seconded by Councilmember Nichols, to adjourn the meeting at 8:19 p.m. All in favor, the motion passed.

PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON THE 15th DAY OF SEPTEMBER 2025.

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary



**CITY OF HUTCHINS
CITY COUNCIL MEETING
MINUTES**

**Monday, August 18, 2025 at 5:30 PM
City Hall, 321 N. Main Street**

A Regular Meeting of the Hutchins City Council was held on Monday, August 18, 2025, at 5:30 PM located at Hutchins City Hall Council Chambers, 321 N. Main Street, Hutchins, Texas, at which time the following items were discussed and considered.

CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Mayor Vasquez called the meeting to order at 6:30 p.m. and announced a quorum.

PRESENT

- Mayor Mario Vasquez
- Mayor Pro Tem Steve Nichols
- Councilmember Brenda Campbell
- Councilmember Raymond Elmore
- Councilmember Demarcus Odom
- Councilmember America Rodriguez

A. WORK SESSION

1. 2025-2026 Proposed Budget. Presented by: Maria Joyner, Director of Finance

Director of Finance Maria Joyner presented the proposed 2025-2026 Budget. Ms. Joyner provided a budget overview, an outline of the tax rate record vote, scheduled public hearing dates, and adoption dates.

C. INVOCATION AND PLEDGE OF ALLEGIANCE

Councilmember Campbell gave the invocation, and Councilmember Elmore led the Pledge of Allegiance.

D. PRESENTATIONS

2. Proclamation in recognition of Atmos Energy.

Mayor Vasquez presented a Proclamation to Kimberly Smith, Manager of Public Affairs at Atmos Energy, in recognition of her efforts in securing a fifty percent cost savings on the installation of a gas service for the new City Hall and the future Recreation Center and Library site.

3. New employee introduction. Presented by: Steve Perry, Police Chief

Chief Perry introduced new police officer Victoria Walker.

4. Recognize Police employees for a job well done. Presented by: Frank Garcia, Lieutenant

Lieutenant Garcia commended the following officers for their commitment to public safety and jobs well done serving the Hutchins Community: Sergeant Tracy Phelps, Sergeant Adrian McCowan, Officer Oreilly, Officer Woodard, and Officer Kennerson.

E. CITIZEN COMMENTS - None

F. PUBLIC HEARINGS

5. A. Conduct a Public Hearing regarding a request for a 4B project at 101 South Interstate 45, Suite 12.

HEDC Executive Director Guy Brown presented the item from Milano's Pizza requesting a grant in the amount of \$15,000 to assist with the cost for improvements to include a vent-a-hood, signage, and a grease trap.

B. Open Public Hearing and Receive Comment.

Mayor Vasquez opened the public hearing at 6:15 p.m. No one was registered to speak, and the hearing was closed at 6:16 p.m.

C. Discuss and consider Resolution R2025-08-1280 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING A 4B PROJECT FOR THE PURPOSE OF INFRASTRUCTURE IMPROVEMENTS FOR PROPERTY LOCATED AT 101 SOUTH INTERSTATE 45, SUITE 12, HUTCHINS, TEXAS; AUTHORIZING THE HEDC EXECUTIVE DIRECTOR TO EXECUTE THE FINAL AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: Guy Brown HEDC Executive Director

Councilmember Elmore made the motion, seconded by Councilmember Nichols, to approve Resolution R2025-08-1280. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore, America Rodriguez

Voting Nay:

6. A. Conduct a Public Hearing to discuss and consider a request by Robert Sangdahl (Lineage Logistics) representing the property owner Mike Rader (WHL Dallas 45 LLC) for a zoning change from Logistics Port B (LPB) to Port Industrial (PI) for Lot 1 Block A, 67.570 tract of land located in the John R. Fondren Survey, Abstract NO. 461, William Gatlin Survey, Abstract NO. 499 commonly described as 3840 Lancaster Hutchins Road.

Building Official Blake Moore presented the item and answered council questions.

B. Open Public Hearing and Receive Comment.

Mayor Vasquez opened the public hearing at 6:18 p.m. No one was registered to speak, and the hearing was closed at 6:19 p.m.

C. Discuss and consider Ordinance NO. 2025-08-1209 for a rezone by Robert Sangdahl of Lineage Logistics, LLC who are the owners of a tract of land situated in the John R. Fondren Survey, Abstract No. 461 and the William Gatlin Survey, Abstract No. 499, City of Hutchins, Dallas County, Texas, and being a portion of a called 42.73 acre tract of land designated as "Parcel 8" and a called 43.06 acre tract of land designated as "Parcel 31 ", in the Special Warranty Deed to WHL Dallas 45 LLC, recorded in Instrument No.

201100339298, Official Public Records, Dallas County, Texas, and being more particularly described as follows: Presented by: Blake Moore

Councilmember Nichols made the motion, seconded by Councilmember Elmore, to approve Ordinance 2025-08-1209. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore, America Rodriguez

Voting Nay:

7. A. Conduct a Public Hearing regarding a request for a Replat located at 1220 Dowdy Ferry Road.

Building Official Blake Moore presented the item requested by Madrona Acquisitions and answered council questions.

B. Open Public Hearing and Receive Comment.

Mayor Vasquez opened the public hearing at 6:21 p.m. No one was registered to speak, and the hearing was closed at 6:22 p.m.

C. Discuss and consider a Re-Plat by Madrona Acquisitions LLC who are the owners of a tract of land situated in the Thomas Freeman Survey, Abstract No. 453, City of Hutchins, Dallas County, Texas, and being all of Lots 1A and 2, Block A, Johnson and Johnson Addition, an addition to the City of Hutchins, according to the plat recorded in Instrument No. 20080084554.

Councilmember Nichols made the motion, seconded by Councilmember Odom, to approve the request for a replat. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore, America Rodriguez

Voting Nay:

G. REGULAR AGENDA - As authorized by Section 551.071 of the Texas Government Code, the City Council 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.

8. Consideration and Action regarding proposed FY2025-2026 Tax Rate and Notice of Public Hearing. Presented by: Maria Joyner, Director of Finance

Councilmember Nichols made the motion to move that the City of Hutchins propose to adopt a Fiscal Year 2026 total tax rate of \$0.657000, which is higher than the fiscal year 2026 no new revenue tax rate of \$0.612977, and call for a public hearing: the public hearing to be held on September 15, 2025, at 6:30 p.m. Further, a record vote on the tax rate adoption will be held on September 15, 2025, at 6:30 p.m. All meetings will be held in the Hutchins City Hall Council Chambers at 321 N. Main Street, Hutchins Texas, 75141. The motion was seconded by Councilmember Rodriguez. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore, America Rodriguez

Voting Nay:

Item 9 was postponed until the Star Transit Representative arrived to answer questions.

- 10. Discuss and consider Resolution R2025-08-1282, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2025 RATE REVIEW MECHANISM FILING. Presented by: Katherine Lindsey, Assistant to the City Administrator**

Councilmember Odom made the motion, seconded by Councilmember Elmore, to approve Resolution R2025-08-1282. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore, America Rodriguez

Voting Nay:

- 9. Discuss and consider Resolution R2025-08-1281 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AN INTERLOCAL COOPERATIVE AGREEMENT BETWEEN THE CITY OF HUTCHINS AND STAR TRANSIT FOR FISCAL YEAR 2025-2026 AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE SAID AGREEMENT; PROVIDING FOR SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: Katherine Lindsey, Assistant to the City Administrator**

Councilmember Nichols made the motion, seconded by Councilmember Elmore, to approve Resolution R2025-08-1281. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore, America Rodriguez

Voting Nay:

- 11. Discuss and consider repealing Ordinance 2025-06-1208 in its entirety. Presented by Steve Perry, Police Chief**

Councilmember Rodriguez made the motion, seconded by Councilmember Campbell, to repeal Ordinance 2025-06-1208. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore, America Rodriguez

Voting Nay:

- 12. Discuss and consider Ordinance 2025-08-1210, AN ORDINANCE OF THE CITY OF HUTCHINS, TEXAS AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 2 TITLED “ANIMAL SERVICES” BY ADDING A NEW ARTICLE 2.12 TITLED “ANIMAL SERVICES ADVISORY COMMISSION” TO SET FORTH REQUIREMENTS FOR AN ANIMAL SERVICES ADVISORY COMMISSION; PROVIDING A SEVERABILITY CLAUSE; and providing for an effective DATE. Presented by Steve Perry, Police Chief**

Councilmember Odom made the motion, seconded by Councilmember Elmore, to repeal Ordinance 2025-08-1210. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore, America Rodriguez

Voting Nay:

H. EXECUTIVE SESSION

13. Pursuant to Section 551.072 of the Texas Government Code, the City Council will convene into executive session to deliberate the purchase, exchange, lease or value of real property located within the City of Hutchins, Texas.

Mayor Vasquez moved the council into Executive Session at 6:39 p.m.

I. RECONVENE INTO REGULAR SESSION

14. Action, if any, as a result of Executive Session:

Pursuant to Section 551.072 of the Texas Government Code, the City Council will convene into executive session to deliberate the purchase, exchange, lease or value of real property located within the City of Hutchins, Texas.

Councilmember Nichols made the motion, seconded by Councilmember Elmore to authorize the City Administrator to take the necessary actions to purchase 2.40 acres of property located at 800 N. Denton Street, Hutchins, Texas described as Tract 2, Parts 6 and 7 and 11 and 14, Kanadys Addition. All in favor, the motion carried 5-0.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore, America Rodriguez

Voting Nay:

J. ITEMS OF COMMUNITY INTEREST

15. City Secretary Olguin announced the items of community interest.

K. ADJOURN

Councilmember Elmore made the motion, seconded by Councilmember Campbell, to adjourn the meeting at 7:32 p.m. All in favor, the motion passed.

PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON THE 6th DAY OF OCTOBER 2025.

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary



**CITY OF HUTCHINS
CITY COUNCIL MEETING
MINUTES**

**Tuesday, September 02, 2025 at 6:30 PM
City Hall, 321 N. Main Street**

A Regular Meeting of the Hutchins City Council to be held on Tuesday, September 2, 2025, at 6:30 p.m. at Hutchins City Hall Council Chambers, 321 N. Main Street, Hutchins, Texas, at which time the following items were discussed and considered.

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Mayor Vasquez called the meeting to order at 6:30 p.m. and announced a quorum.

PRESENT

- Mayor Mario Vasquez
- Councilmember Brenda Campbell
- Councilmember Raymond Elmore
- Councilmember Demarcus Odom
- Councilmember America Rodriguez

ABSENT

- Mayor Pro Tem Steve Nichols

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Councilmember Campbell gave the Invocation and Councilmember Odom led the Pledge of Allegiance.

C. CITIZEN COMMENTS –

Estela Hernandez, owner of Pete’s Café, 101 N. I-45, apologized to council for comments made in a news article.

D. PRESENTATIONS

1. 2025-2026 Proposed Budget. Presented by: Maria Joyner, Director of Finance

Director of Finance Maria Joyner presented the proposed HEDC 2025-2026 Budget and the proposed 2025-2026 Budget. Ms. Joyner included an analysis of the proposed revenues and expenditures and certified appraisal values and answered council questions.

E. EXECUTIVE SESSION

- 2. The Hutchins City Council will hold a closed Executive Session pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code in accordance with the authority contained in §551.087. Deliberation regarding economic development negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; (2) to**

deliberate the offer of a financial or other incentive to a business prospect described by Subdivision to a business prospect: 1) PROJECT CEDAR. Presented by: Guy Brown HEDC Executive Director

- 3. Pursuant to Section 551.072 of the Texas Government Code, the City Council will convene into executive session to deliberate the purchase, exchange, lease or value of real property located within the City of Hutchins, Texas.

Mayor Vasquez moved the council into Executive Session at 7:14 p.m.

F. RECONVENE INTO REGULAR SESSION

The council returned to Regular Session at 8:12 p.m.

- 4. Take action, if any, as a result of Executive Session:
a. Deliberation regarding Chapter 551, Subchapter D, Texas Government Code, in accordance with the authority contained in §551.087. Deliberation regarding economic development negotiations. Project Cedar

No action taken as a result of Executive Session

- 5. Action, if any, as a result of Executive Session:
Pursuant to Section 551.072 of the Texas Government Code, the City Council will convene into executive session to deliberate the purchase, exchange, lease or value of real property located within the City of Hutchins, Texas.

Councilmember Odom made the motion seconded by Councilwoman Campbell to authorize the City Administrator to execute a purchase sale agreement between the City and WWM Partnership trust and to negotiate and execute any necessary closing documents and other necessary documents as it relates to said purchase. All in favor, the motion carried 4-0

G. ITEMS OF COMMUNITY INTEREST

- 6. City Secretary Olguin announced the items of community interest.

H. ADJOURN

Councilmember Elmore made the motion, seconded by Councilmember Campbell, to adjourn the meeting at 8:13 p.m. All in favor, the motion passed.

PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON THE 6th DAY OF OCTOBER 2025.

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary

DRAFT



**CITY OF HUTCHINS
CITY COUNCIL MEETING
MINUTES**

**Monday, September 15, 2025 at 6:30 PM
City Hall, 321 N. Main Street**

A Regular Meeting of the Hutchins City Council was held on Monday, September 15, 2025, at 6:30 p.m. at Hutchins City Hall Council Chambers, 321 N. Main Street, Hutchins, Texas, at which time the following items were discussed and considered.

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Mayor Vasquez called the meeting to order at 6:30 p.m. and announced a quorum.

PRESENT

- Mayor Mario Vasquez
- Mayor Pro Tem Steve Nichols
- Councilmember Brenda Campbell
- Councilmember Raymond Elmore
- Councilmember Demarcus Odom
- Councilmember America Rodriguez

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Councilmember Nichols gave the Invocation and Councilmember Rodriguez led the Pledge of Allegiance.

C. CITIZEN COMMENTS –

Jonquil Archie, 217 Tessman Trail, Hutchins, requested the council to consider an increase in the 65 and older tax exemption.

D. CONSENT AGENDA - All items presented in the Consent Agenda require no deliberation by the Council. Each Council member has the opportunity of removing an item from this agenda so that it may be considered separately.

1. Consider meeting minutes for the months of July and August.

City Secretary Olguin stated a correction that only July minutes were included in the packet for approval.

Councilmember Nichols made the motion, seconded by Councilmember Elmore, to approve the July minutes as presented. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore, America Rodriguez

Voting Nay:

E. PRESENTATIONS

2. Savvy Citizen Alert Presentation. Presented by: Stacey Hickson

Fire Chief Stacey Hickson presented the Savvy Citizen Alert system to the council, highlighting additional communication features not available in the current system. The City's existing Code Red system will expire in November, and the Savvy Citizen system could be implemented as early as October 1.

F. PUBLIC HEARINGS

3. A. Conduct a Public Hearing regarding the proposed FY2025-2026 HEDC Budget

Director of Finance Maria Joyner presented a recap of the proposed HEDC Budget that was previously presented by HEDC Director Guy Brown.

B. Open Public Hearing and Receive Comment.

Mayor Vasquez opened the public hearing at 6:55 p.m. No one was registered to speak, and the hearing was closed at 6:56 p.m.

C. Discuss and consider Ordinance 2025-09-1211- FY2025-2026 HEDC Budget. Presented by: Maria Joyner, Director of Finance

Councilmember Nichols made the motion, seconded by Councilmember Rodriguez, to approve Ordinance 2025-09-1211. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore, America Rodriguez

Voting Nay:

4. A. Conduct a Public Hearing regarding the proposed FY 2026 Budget

Director of Finance Maria Joyner presented a recap of the proposed Operating Budget that was previously presented at the Work Sessions on August 18, 2025, and September 2, 2025.

B. Open Public Hearing and Receive Comments.

Mayor Vasquez opened the public hearing at 7:02 p.m.

Jonquil Archie, 217 Tessman Trail, Hutchins, requested the council to consider an increase in the over 65 tax exemption for seniors.

No one else was registered to speak, and the hearing was closed at 7:03 p.m.

C. Discuss and consider Ordinance 2025-09-1212 Proposed FY 2026 Budget - AN ORDINANCE OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND ADOPTING THE BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 01, 2025, THROUGH SEPTEMBER 30, 2026; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET; PROVIDING FOR INTER-FUND TRANSFER; PROVIDING FOR RECORDING OF THE ORDINANCE; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Presented by: Maria Joyner, Director of Finance

Councilmember Nichols made the motion, seconded by Councilmember Elmore, to approve Ordinance 2025-09-1212. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore, America Rodriguez

Voting Nay:

5. A. Conduct a Public Hearing regarding the proposed Tax Rate

Director of Finance Maria Joyner presented the item, explained the no new revenue rate, the voter approved rate, and the M&O and Debt portion, and answered questions.

B. Open Public Hearing and Receive Comment.

Mayor Vasquez opened the public hearing at 7:04 p.m. No one was registered to speak, and the hearing was closed at 7:05 p.m.

C. Discuss and consider Ordinance 2025-09-1213 OF THE CITY OF HUTCHINS, TEXAS, LEVYING AD VALOREM TAXES FOR THE YEAR 2025-2026, AT A RATE OF \$0.657000 PER ONE HUNDRED DOLLARS (\$100.00) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AS OF JANUARY 1, 2025, TO PROVIDE REVENUES FOR CURRENT EXPENSES AND INTEREST AND SINKING FUND REQUIREMENTS; PROVIDING FOR DUE AND DELINQUENT DATES TOGETHER WITH PENALTIES AND INTEREST; AND DECLARING AN EFFECTIVE DATE. Presented by: Maria Joyner, Director of Finance

Councilmember Nichols made the motion that the property tax rate be increased by the adoption of a tax rate of \$.657000, which is effectively a 7.18 percent increase in the tax rate and, therefore, I further move that Ordinance 2025-09-1213 be approved on first reading. The motion was seconded by Councilmember Odom. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore, America Rodriguez

Voting Nay:

6. A. Conduct a Public Hearing regarding the proposed residential and commercial rates for solid waste collection.

Director of Finance Maria Joyner presented the item and introduced Christy Greene, Republic Services representative. Ms. Greene explained the CIP rates and the effective date.

The council raised questions about replacement containers and the container audit, complaints about the automatic trucks and litter spilling in the streets, and bulk trash pickup for branches.

B. Open Public Hearing and Receive Comment.

Mayor Vasquez opened the public hearing at 7:07 p.m.

Jonquil Archie, 217 Tessman Trail, Hutchins, spoke again on the need to consider an increase in the over 65 tax exemption for seniors. No others registered to speak, the hearing was closed at 7:15 p.m.

C. Discuss and consider Ordinance 2025-09-1214 AN ORDINANCE OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING APPENDIX A “FEE SCHEDULE” BY RENAMING SECTION A13.032 TO “RESIDENTIAL AND COMMERCIAL HAND COLLECTION RATES” AND AMENDING SECTION A13.032 TO PROVIDE A BASE RATE MODIFICATION FOR SOLID WASTE COLLECTION IN ACCORDANCE WITH THE MUNICIPAL SOLID WASTE COLLECTION AND DISPOSAL CONTRACT BY AND BETWEEN THE CITY OF HUTCHINS, TEXAS AND REPUBLIC WASTE SERVICES OF TEXAS, LTD.; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE OF OCTOBER 1, 2025. Presented by: Katherine Lindsey, Assistant to the City Administrator

Councilmember Nichols made the motion, seconded by Councilmember Odom, to approve Ordinance 2025-09-1214. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore, America Rodriguez

Voting Nay:

G. REGULAR AGENDA - As authorized by Section 551.071 of the Texas Government Code, the City Council 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.

7. Discuss and consider ORDINANCE NO. 2025-09-1215 AUTHORIZING THE ISSUANCE OF CITY OF HUTCHINS, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025A; PRESCRIBING THE TERMS THEREOF; PROVIDING FOR THE PAYMENT THEREOF; AND MAKING OTHER PROVISIONS REGARDING SUCH CERTIFICATES AND MATTERS INCIDENT THERETO Presented by: Maria Joyner, Director of Finance

Councilmember Odom made the motion, seconded by Councilmember Elmore, to approve Ordinance 2025-09-1215. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore, America Rodriguez

Voting Nay:

8. Discuss and consider Resolution R2025-09-1283 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS NOMINATING CANDIDATES FOR ELECTION TO THE BOARD OF DIRECTORS OF DALLAS CENTRAL APPRAISAL DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by Cynthia Olguin

Councilmember Nichols made the motion, seconded by Councilmember Odom, to approve Resolution R2025-09-1283 nominating America Rodriguez as a candidate Board of Directors of the Dallas Central Appraisal District. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore, America Rodriguez

Voting Nay:

- 9. **Discuss and consider Resolution R2025-09-1284 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE TEXAS DEPARTMENT OF TRANSPORTATION ALLOWING THE INSTALLATION AND OPERATION OF AUTOMATED LICENSE PLATE RECOGNITION CAMERAS IN TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY; AND PROVIDING AN EFFECTIVE DATE. Presented by: Jon Lindley Lieutenant**

Councilmember Elmore made the motion, seconded by Councilmember Campbell, to approve Resolution R2025-09-1284. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore, America Rodriguez

Voting Nay:

- 10. **Discuss and consider an appointment to the Zoning Board of Adjustment/Building and Standards Commission. Presented by: Cynthia Olguin**

Councilmember Nichols made the motion, seconded by Councilmember Elmore, to appoint Freddie Chism to the Zoning Board of Adjustment/Building and Standards Commission for a year term expiring in 2026. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore, America Rodriguez

Voting Nay:

H. EXECUTIVE SESSION

- 11. **Pursuant to Section 551.072 of the Texas Government Code, the City Council will convene into executive session to deliberate the purchase, exchange, lease or value of real property located within the City of Hutchins, Texas.**

Mayor Vasquez moved the council into Executive Session at 7:45 p.m.

I. RECONVENE INTO REGULAR SESSION

The council returned to Regular Session at 8:03 p.m.

- 12. **Action, if any, as a result of Executive Session:**

Pursuant to Section 551.072 of the Texas Government Code, the City Council will convene into executive session to deliberate the purchase, exchange, lease or value of real property located within the City of Hutchins, Texas.

No action taken as a result of Executive Session

J. ITEMS OF COMMUNITY INTEREST

- 13. City Secretary Olguin announced the items of Community Interest.

K. ADJOURN

Councilmember Elmore made the motion, seconded by Councilmember Campbell, to adjourn the meeting at 8:03 p.m. All in favor, the motion passed.

PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON THE 6th DAY OF OCTOBER 2025.

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary

DRAFT



STAFF REPORT

MEETING DATE:	October 6, 2025
MEETING TYPE:	Council Meeting
SUBMITTED BY:	Karen Steward
AGENDA CAPTION:	Brandera Presentaton Presented by: Beth Owens

Background Information

Brandera was selected as our marketing agent to update our logo and develop marketing strategies for the city.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

N/A

Supporting Documentation and Attachments

N/A



STAFF REPORT

MEETING DATE:	October 6, 2025
MEETING TYPE:	City Council
SUBMITTED BY:	Tim Rawlings
AGENDA CAPTION:	Presentation. Presented by: Tim Rawlings

Background Information

Presentation by Bill Pletch on Langdon Road project as requested by City Council.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

N/A

Supporting Documentation and Attachments

*Paid
4/15/15*



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

EARTH DISTURBANCE PERMIT APPLICATION

Permit No. _____

This permit allows the owner to fill, grade, excavate, or otherwise disturb the surface of the property described below, in accordance with the Hutchins Development Manual Sec. 3C

PROJECT NAME: LANGDON ROAD LIGHT INDUSTRIAL WAREHOUSES
PLAT NAME: WUTHERICK SURVEY
PROPERTY LOCATION: 0 LANGDON ROAD, HUTCHINS, TEXAS 75141
PROPERTY OWNER: SEPHARDI INVESTMENTS LLC

PERMIT FEE (NON-REFUNDABLE): \$100.00

Requirements and conditions of this permit:

- Grading plans have been submitted and approved by the City.
- Submission of a notarized statement from the property owner giving permission to the contractor to fill, grade, excavate, or otherwise disturb the property.
- For projects disturbing 1 acre or more of land, submission of a Storm Water pollution Prevention Plan (SWPPP) in accordance with City, TCEQ and EPA regulations and requirements.
- For projects disturbing 5 acres or more of land submit a copy of the Notice OF Intent (NOI).
- When applicable submit a copy of the tree preservation plan.
- When applicable (floodplain encroachment), provide a copy of a Conditional Letter of Map Revision (CLOMR) from FEMA.

At any time the City determines that the project is in non-compliance with this permit or any other applicable permits and/or letters of permission, this permit shall be revoked and a stop work order shall be issued to the Developer and/or Contractor.

Permit Issued By: *Haley Taylor*
Name: _____
Date: 4/15/15

**PROPERTY OWNER'S PERMISSION STATEMENT
FOR EARTH DISTURBANCE ACTIVITIES**

I, the undersigned, hereby state the following:

- 1. Property Owner: **Sephardi Investments LLC**
- 2. Authorized Representative: Pablo Calatrava, as duly authorized agent or member of Sephardi Investments LLC.
- 3. Property Address: 0 Langdon Road, Hutchins, Texas 75141
- 4. Legal Description:

Being a part of the U. Wutherick Survey, Abstract No. 1518, in Dallas County, Texas, and being a part of a tract of land conveyed to Diann Tessman Slaton by Gift Warranty Deed recorded in Instrument No. 20080190941 of the Official Public Records, Dallas County, Texas, and more particularly described as follows:

Beginning at a 1/2" iron rod found at the southeasterly corner of that tract of land conveyed to Confiar Real Estate, Inc. according to Instrument Number 202400222856 of said Official Public Records, same being along the northerly line of Langdon Road;

Thence North 29° 59' 58" West, departing said northerly line, a distance of 486.21 feet to a 1/2" iron rod found at the northeasterly corner of said Confiar Real Estate tract, same being along the southerly line of a proposed right-of-way;

Thence North 60° 00' 02" East a distance of 254.86 feet to a 1/2" capped iron rod found for corner;

Thence North 67° 48' 48" East a distance of 679.05 feet to a 1/2" capped iron rod found for corner;

Thence North 59° 59' 34" East a distance of 83.79 feet to a called "X" blazed in 18 inch elm tree for corner, same being the southwesterly corner of a tract of land conveyed to the City of Dallas for right-of-way purposes;

Thence South 57° 53' 38" East a distance of 434.81 feet to a point in the aforementioned northerly right-of-way line of Langdon Road for corner;

Thence South 59° 32' 48" West a distance of 1214.87 feet to the point of beginning, and containing 488,171 square feet or 11.2069 acres of land, more or less. Sephardi Investments LLC is the legal owner of the above-referenced property located within the City of Hutchins, Texas.

By this instrument, **Sephardi Investments LLC** grants **Whiskey River Land and Cattle Company Corp**, its employees, contractors, agents, and representatives, full permission to access, fill, grade, excavate, or otherwise disturb the land at the above location for purposes related to construction or site development.

This statement is provided in support of Whiskey River Land and Cattle Company Corp's application for an Earth Disturbance Permit from the City of Hutchins, Texas.

IN WITNESS WHEREOF, I have executed this statement on behalf of Sephardi Investments LLC on this 14th day of April, 2025.

~~Sephardi Investments LLC~~
By: 

Name: Pablo Calatrava


Title: Managing Member

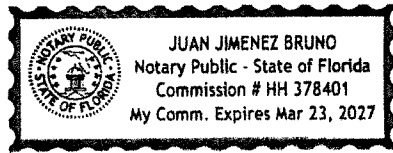
Date: 04/14/2025

STATE OF FLORIDA

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of April, 2025, by Pablo Calatrava, who is personally known to me or who has produced Driver License as identification, as [Title] of Sephardi Investments LLC, a Florida limited liability company, on behalf of the company.

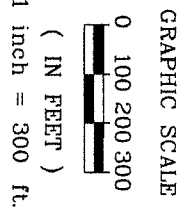




Notary Public, State of Florida

My Commission Expires: _____

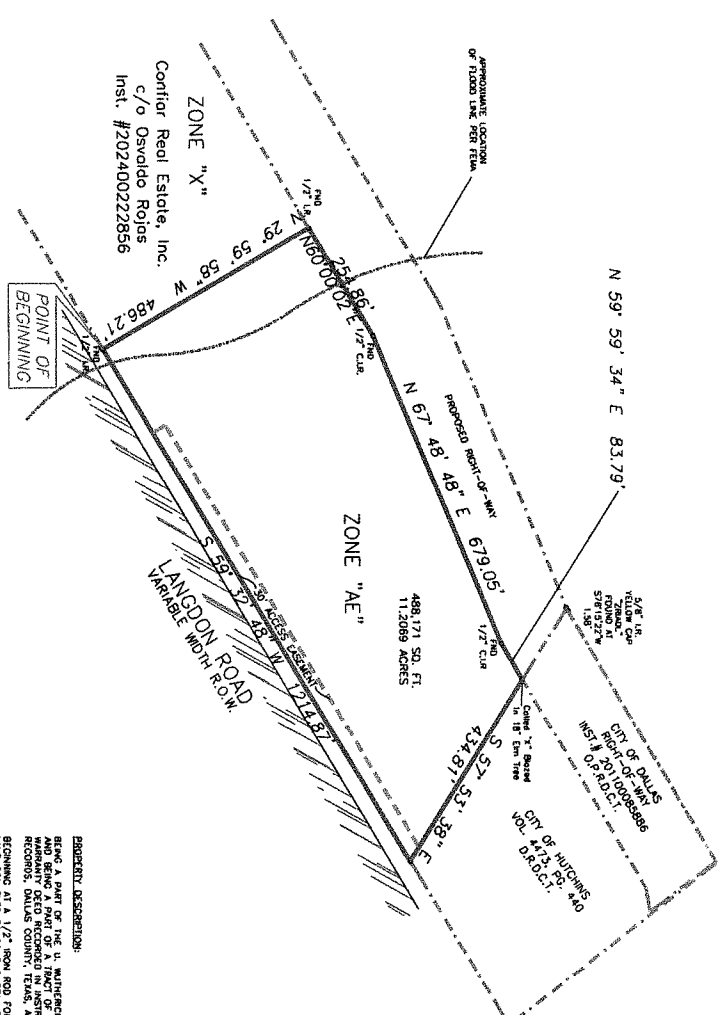
Notary ID Number: _____



- NOTES:
1. THIS SURVEY IS BEING PRODUCED SOLELY FOR THE USE OF THE CURRENT PARTIES AND HAS NO EFFECT ON THE RIGHTS OF ANY OTHER PARTY.
 2. THIS SURVEY IS BEING PRODUCED SOLELY FOR THE USE OF THE CURRENT PARTIES AND HAS NO EFFECT ON THE RIGHTS OF ANY OTHER PARTY.
 3. THIS SURVEY IS BEING PRODUCED SOLELY FOR THE USE OF THE CURRENT PARTIES AND HAS NO EFFECT ON THE RIGHTS OF ANY OTHER PARTY.
 4. THIS SURVEY IS BEING PRODUCED SOLELY FOR THE USE OF THE CURRENT PARTIES AND HAS NO EFFECT ON THE RIGHTS OF ANY OTHER PARTY.
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 6. THIS SURVEY IS BEING PRODUCED SOLELY FOR THE USE OF THE CURRENT PARTIES AND HAS NO EFFECT ON THE RIGHTS OF ANY OTHER PARTY.
 7. THIS SURVEY IS BEING PRODUCED SOLELY FOR THE USE OF THE CURRENT PARTIES AND HAS NO EFFECT ON THE RIGHTS OF ANY OTHER PARTY.
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 9. THIS SURVEY IS BEING PRODUCED SOLELY FOR THE USE OF THE CURRENT PARTIES AND HAS NO EFFECT ON THE RIGHTS OF ANY OTHER PARTY.
 10. THIS SURVEY IS BEING PRODUCED SOLELY FOR THE USE OF THE CURRENT PARTIES AND HAS NO EFFECT ON THE RIGHTS OF ANY OTHER PARTY.
 11. THIS SURVEY IS BEING PRODUCED SOLELY FOR THE USE OF THE CURRENT PARTIES AND HAS NO EFFECT ON THE RIGHTS OF ANY OTHER PARTY.

BOUNDARY SURVEY OF
 A PART OF THE U. WALTERBERG SURVEY, ABSTRACT NO. 1518, IN DALLAS COUNTY, TEXAS, BEING A TRACT OF LAND CONVEYED TO DANNY TESSMAN SLYATION BY CERTAIN WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20080190941 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

Seth Ephraim Osbultey
 RPLSGEODESIST@GMAIL.COM



Contior Real Estate, Inc.
 c/o Osvaldo Rojas
 Inst. #202400222856

F.I.L.A. NO. 24113	PART 1 OF 2
REVISED DATE: 02/07/25	ZONE "X" & "AE"
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SOLICITING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS AND INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.L.A.'S ACCURACY.	
SURVEYED FOR: CONPAR REAL ESTATE, INC.	
ADDRESS: 0 LAMBSON ROAD, HUTCHINS, TEXAS 75141	
TITLE CO. BENCHMARK TITLE	
D.P. NO. PLS-31931	
D.P. EFFECTIVE DATE: DECEMBER 30, 2024	
JOB NO.: 2024-253	

CERTIFICATION

I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THE INSTRUMENT IS A TRUE AND CORRECT STATEMENT OF THE FACTS AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, TEXAS. I HAVE NOT BEEN INFLUENCED BY ANY INTERESTED PARTY IN THE SURVEY AND I HAVE NOT BEEN COMPROMISED BY ANY INTERESTED PARTY IN THE SURVEY.

4TH REV. 02/04/2025

S EPHRAIM OSBULTEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6063

BRIEF DESCRIPTION:
 BEING A PART OF THE U. WALTERBERG SURVEY, ABSTRACT NO. 1518, IN DALLAS COUNTY, TEXAS, AND BEING A TRACT OF LAND CONVEYED TO DANNY TESSMAN SLYATION BY CERTAIN WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20080190941 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEING A TRACT OF LAND BOUND BY THE SOUTHWESTERN CORNER OF SAID TRACT OF LAND CONVEYED TO CONPAR REAL ESTATE, INC. ACCORDING TO INSTRUMENT NUMBER 202400222856 OF SAID OFFICIAL PUBLIC RECORDS, SAID BEING ALONG THE NORTHERLY LINE OF SAID TRACT OF LAND.
 THENCE NORTH 29° 59' 58" WEST BEARING AND NORTHERLY LINE A DISTANCE OF 488.21 FEET TO A POINT OF BEGINNING;
 THENCE NORTH 67° 07' 02" WEST A DISTANCE OF 254.48 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER;
 THENCE NORTH 67° 48' 48" WEST A DISTANCE OF 69.05 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER;
 THENCE NORTH 57° 59' 34" EAST A DISTANCE OF 83.79 FEET TO A CALLED "X" BEING IN 18 INCH ELM TREE FOR CORNER, SAID BEING THE SOUTHWESTERN CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF DALLAS FOR RIGHT OF WAY PURPOSES;
 THENCE SOUTH 57° 57' 57" WEST A DISTANCE OF 434.81 FEET TO A POINT IN THE FOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF LAMBSON ROAD FOR CORNER;
 THENCE SOUTH 59° 32' 48" WEST A DISTANCE OF 1214.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 488.171 SQUARE FEET OR 11.2009 ACRES OF LAND MORE OR LESS.

Brooke T. Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 14, 2025

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Intent Authorization

Your Notice of Intent (NOI) application for authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate.

Please refer to the attached certificate for the authorization number that was assigned to your project/site and the effective date. Please use this number to reference this project/site for future communications with the Texas Commission on Environmental Quality (TCEQ).

Authorization under the Edwards Aquifer Protection Program is required before construction can begin where the site is located within the Edwards Aquifer Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone. See <https://www.tceq.texas.gov/permitting/eapp/viewer.html> for additional information.

It is the responsibility of the Operator to notify the TCEQ Stormwater Processing Center of any change in address supplied on the original Notice of Intent by submitting a Notice of Change.

A Notice of Termination must be submitted when permit coverage is no longer needed.

For questions related to processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700. If you have any technical questions regarding the general permit, you may contact the stormwater technical staff by email at SWGP@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the stormwater web site at <https://www.tceq.texas.gov/permitting/stormwater>.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Sadlier".

Robert Sadlier, Deputy Director
Water Quality Division



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Intent (NOI) for the facility listed below was received on April 14, 2025. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1549UG

Coverage Effective: April 14, 2025

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:

RN112194097
Langdon Road Site
From The Intersection of E. Langdon Road And Buena Vida Way
Continue East On Langdon Road For .3 Miles, Site Entrance Is On
The Left
Hutchins, TX 75241
Dallas County

Operator:

CN606375293
Whiskey River Land And Cattle Company Corp
18240 Midway Rd Apt 1205
Dallas, TX 75287

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700. For technical issues, you may contact the stormwater technical staff by email at SWG@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the TCEQ web site at <https://www.tceq.texas.gov/goto/wvq-dpa>. A copy of this document should be kept with your SWP3.

Issued Date: April 14, 2025

FOR THE COMMISSION

Texas Commission on Environmental Quality
 Construction Notice of Intent

Site Information (Regulated Entity)

What is the name of the site to be authorized?	Langdon Road Site
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	From the intersection of E. Langdon Road and Buena Vida Way continue east on Langdon Road for .3 miles, site entrance is on the left
City	Hutchins
State	TX
ZIP	75241
County	DALLAS
Latitude (N) (##.#####)	32.673417
Longitude (W) (-###.#####)	-96.69947
Primary SIC Code	1794
Secondary SIC Code	
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	
What is the name of the Regulated Entity (RE)?	Langdon Road Site
Does the RE site have a physical address?	No
Because there is no physical address, describe how to locate this site:	From the intersection of E. Langdon Road and Buena Vida Way continue east on Langdon Road for .3 miles, site entrance is on the left
City	Hutchins
State	TX
ZIP	75241
County	DALLAS
Latitude (N) (##.#####)	32.673417
Longitude (W) (-###.#####)	-96.69947
Facility NAICS Code	
What is the primary business of this entity?	

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	

Type of Customer

Corporation

Full legal name of the applicant:

Legal Name

WHISKEY RIVER LAND AND CATTLE
COMPANY CORP

Texas SOS Filing Number

0805844922

Federal Tax ID

State Franchise Tax ID

32098194221

State Sales Tax ID

Local Tax ID

DUNS Number

Number of Employees

0-20

Independently Owned and Operated?

Yes

I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.

Yes

Responsible Authority Contact

Organization Name

WHISKEY RIVER LAND AND CATTLE
COMPANY CORP

Prefix

First

David

Middle

Last

Wittwer

Suffix

Credentials

Title

Manager

Responsible Authority Mailing Address

Enter new address or copy one from list:

Address Type

Domestic

Mailing Address (include Suite or Bldg. here, if applicable)

18240 MIDWAY RD APT 1205

Routing (such as Mail Code, Dept., or Attn:)

City

DALLAS

State

TX

ZIP

75287

Phone (###-###-####)

9725202577

Extension

Alternate Phone (###-###-####)

Fax (###-###-####)

E-mail

davidwhiskeyriver25@gmail.com

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?

Organization Name Elm Creek Environmental LLC
 Prefix
 First Daniel
 Middle
 Last Gardner
 Suffix
 Credentials
 Title Project Manager

Enter new address or copy one from list:

Mailing Address

Address Type Domestic
 Mailing Address (include Suite or Bldg. here, if applicable) 611 S HIGHWAY 78 STE 132
 Routing (such as Mail Code, Dept., or Attn:)
 City WYLIE
 State TX
 ZIP 75098
 Phone (###-###-####) 4699468195
 Extension
 Alternate Phone (###-###-####)
 Fax (###-###-####)
 E-mail daniel@elmcreekenv.com

CNOI General Characteristics

- 1 Is the project or site located on Indian Country Lands? No
- 2 Is the project or site associated to a facility that is licensed for the storage of high-level radioactive waste by the United States Nuclear Regulatory Commission under 10 CFR Part 72? No
- 3 Is your construction activity associated with an oil and gas exploration, production, processing, or treatment, or transmission facility? No
- 4 Is the project or site associated to a quarrying facility that is located within either the John Graves Scenic Riverway or Coke Stevenson Scenic Riverway, as defined in 30 TAC 311.71? No
- 5 What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? 1629
- 6 If applicable, what is the Secondary SIC Code(s)?
- 7 What is the total number of acres that the construction project or site will disturb under the control of the primary operator? 11
- 8 What is the construction project or site type? Commercial
- 9 Is the project part of a larger common plan of development or sale? No
- 10 What is the estimated start date of the project? 04/14/2025
- 11 What is the estimated end date of the project? 04/14/2026
- 12 Will concrete truck washout be performed at the site? No

- | | |
|---|---------------|
| 13 What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site? | Trinity River |
| 14 What is the segment number(s) of the classified water body(s) that the discharge will eventually reach? | 0805 |
| 15 Is the discharge into a Municipal Separate Storm Sewer System (MS4)? | No |
| 16 Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213? | No |
| 17 I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator. | Yes |
| 18 I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000). | Yes |
| 19 I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. | Yes |

Certification

I certify that I am authorized under 30 Texas Administrative Code Subchapter 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am David E Wittwer, the owner of the STEERS account ER090868.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Intent.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: David E Wittwer OPERATOR

Customer Number:

Legal Name: WHISKEY RIVER LAND AND CATTLE COMPANY CORP

Account Number: ER090868

Signature IP Address: 12.75.178.109

Signature Date: 2025-04-14

Signature Hash: AA679304FC3BF8D359FF156D2C4C7311D0AF6EB0BDA0781C470586C41B9698C7

Form Hash Code at time of Signature: D439C916A7D2E617AE80C3E44F0E8EA9DA6D9D175A332222CF406897FBAA4808

Fee Payment

Transaction by: The application fee payment transaction was made by ER090868/David E Wittwer

Paid by: The application fee was paid by DAVID E WITTWER

Fee Amount: \$225.00

Paid Date: The application fee was paid on 2025-04-14

Transaction/Voucher number: The transaction number is 582EA000663597 and the voucher number is 762083

Submission

Reference Number: The application reference number is 777647

Submitted by: The application was submitted by ER055893/Daniel Gardner

Submitted Timestamp: The application was submitted on 2025-04-14 at 08:53:53 CDT

Submitted From: The application was submitted from IP address 47.186.112.54

Confirmation Number: The confirmation number is 645945

Steers Version: The STEERS version is 6.89

Additional Information

Application Creator: This account was created by Daniel Gardner

Your transaction is complete. Thank you for using TCEQ ePay.

Note: It may take up to 3 working days for this electronic payment to be processed and be reflected in the TCEQ ePay system. Print this receipt and the vouchers for your records. An email receipt has also been sent.

Important: This is a receipt for FEE PAYMENT ONLY. If you paid for an ePermits application, your STEERS ePermits application is NOT complete. Please return to STEERS ePermits to submit your application to TCEQ.

Transaction Information

Trace Number: 582EA000663597
Date: 04/14/2025 05:42 AM
Payment Method: CC - Authorization 0000084206
ePay Actor: DAVID E WITTTWER
Actor Email: davidwhiskeyriver25@gmail.com
IP: 12.75.178.109
TCEQ Amount: \$225.00
Texas.gov Price: \$230.32*

* This service is provided by Texas.gov, the official website of Texas. The price of this service includes funds that support the ongoing operations and enhancements of Texas.gov, which is provided by a third party in partnership with the State.

Payment Contact Information

Name: DAVID E WITTTWER
Company: WHISKEY RIVER LAND & CATTLE CORP
Address: 18240 MIDWAY ROAD 1205, DALLAS, TX 75287
Phone: 972-520-2577

Cart Items

Click on the voucher number to see the voucher details.

Voucher	Fee Description	AR Number	Amount
762083	GENERAL PERMIT CONSTRUCTION STORM WATER DISCHARGE ELECTRONIC NOI APPLICATION (REF 777647)		\$225.00
TCEQ Amount:			\$225.00

[Return to STEERS](#)

Note: It may take up to 3 working days for this electronic payment to be processed and be reflected in the TCEQ ePay system. Print this receipt for your records.

Your transaction is complete. Thank you for using TCEQ ePay.

Note: It may take up to 3 working days for this electronic payment to be processed and be reflected in the TCEQ ePay system. Print this receipt and the vouchers for your records. An email receipt has also been sent.

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Actor Email: davidwhiskeyriver25@gmail.com
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TCEQ Amount: \$225.00
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Address: 18240 MIDWAY ROAD 1205, DALLAS, TX 75287
Phone: 972-520-2577

Cart Items

Click on the voucher number to see the voucher details.

Voucher	Fee Description	AR Number	Amount
762083	GENERAL PERMIT CONSTRUCTION STORM WATER DISCHARGE ELECTRONIC NOI APPLICATON (REF 777647)		\$225.00
TCEQ Amount:			\$225.00

[Return to STEERS](#)

Note: It may take up to 3 working days for this electronic payment to be processed and be reflected in the TCEQ ePay system. Print this receipt for your records.

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[Return to STEERS](#)

Note: It may take up to 3 working days for this electronic payment to be processed and be reflected in the TCEQ ePay system. Print this receipt for your records.

Do not use web browser back button when filling out application.



Activities

- I want to:
- Fill Out a new, notice of change, renewal, delegation or termination application
 - Access an application by password

Or choose one or more pending applications below:

The application 777647 is in 'Ready to Submit' status and needs to be submitted.

Reset Filter

S	E	Ref Number	App Type	Regulated Entity	Site Location	Customer	Status	Ref
		777647	CNOI	Langdon Road Site	From the intersection of E. Langdon Road and Buena Vida Way continue east on Langdon Road for .3 miles, site entrance is on the left, Hutchins, 75241	WHISKEY RIVER LAND AND CATTLE COMPANY CORP	Ready To Submit	

10

(1 of 1)

- Sign
Pay
Submit
Set Access Rights
Delete
History

Do not use web browser back button when filling out application.



Activities

I want to:

Fill Out

a new, notice of change, renewal, delegation or termination application

Access

an application by password

Or choose one or more pending applications below:

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(1 of 1)

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10

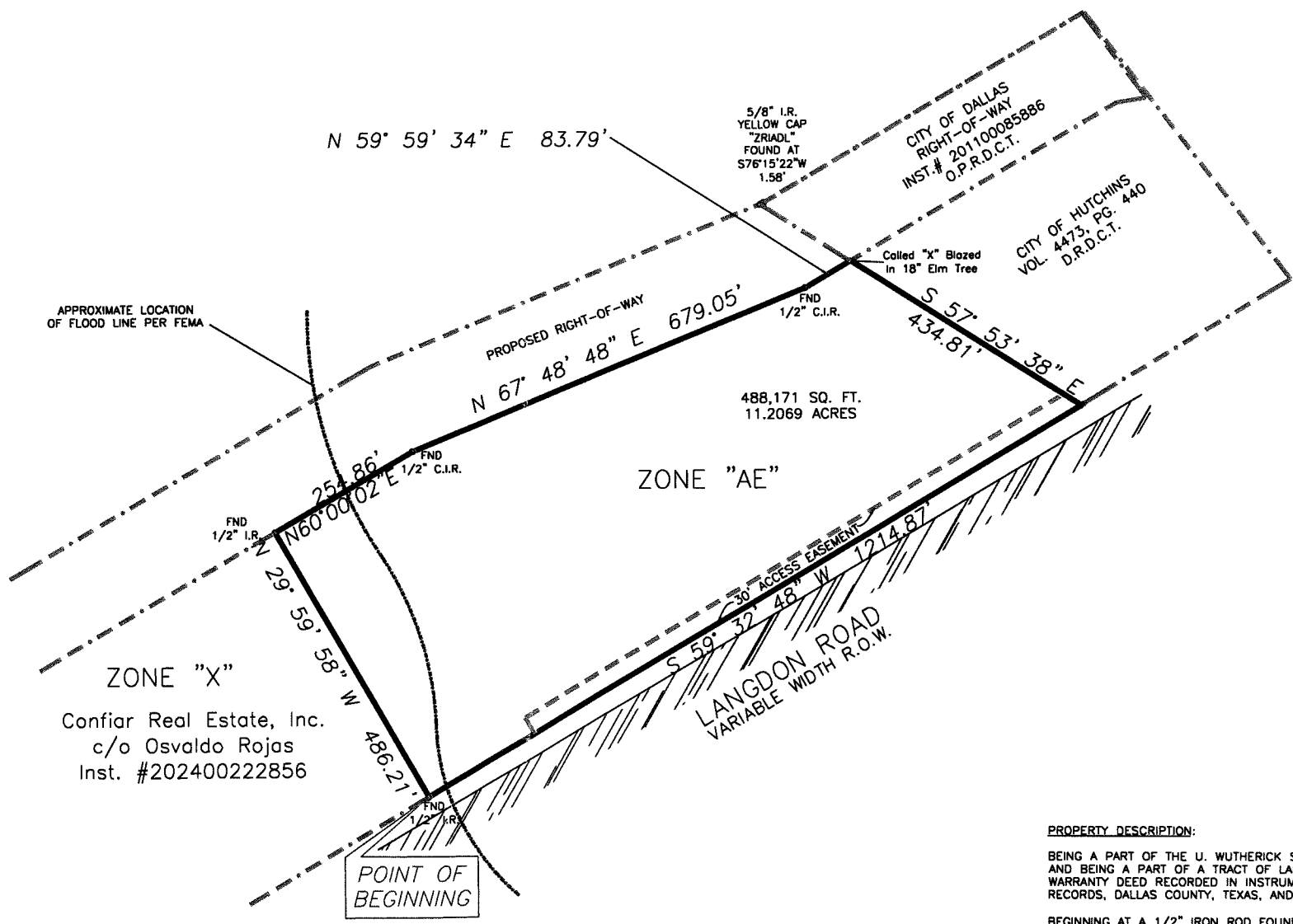
(1 of 1)

- Sign
Pay
Submit
Set Access Rights
Delete
History



GRAPHIC SCALE
 0 100 200 300
 (IN FEET)
 1 inch = 300 ft.

- NOTES:
1. BEARINGS BASED ON STATE PLANE COORDINATES SYSTEM NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM 83.
 2. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
 3. EASEMENTS AND BUILDING LINES PER RECORDED PLAT.
 4. EASEMENT TO TEXAS POWER & LIGHT COMPANY, DATED DECEMBER 5, 1940, FILED FEBRUARY 4, 1941, EXECUTED BY A.C. TESSMAN AND BIRD TESSMAN, RECORDED IN VOLUME 2261, PAGE 40, DEED RECORDS, DALLAS COUNTY, TEXAS. (SUBJECT TO)
 5. EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY, DATED APRIL 24, 1950, FILED OCTOBER 16, 1950, EXECUTED BY A.C. TESSMAN AND BIRD TESSMAN, RECORDED IN VOLUME 3393, PAGE 355, DEED RECORDS, DALLAS COUNTY, TEXAS. (SUBJECT TO)
 6. EASEMENT TO THE CITY OF HUTCHINS, DATED FEBRUARY 10, 1956, FILED APRIL 10, 1956, EXECUTED BY MRS. BIRD TESSMAN, ET AL., RECORDED IN VOLUME 4473, PAGE 444, DEED RECORDS, DALLAS COUNTY, TEXAS. (SUBJECT TO)
 7. EASEMENT TO THE UNITED STATES OF AMERICA, DATED FEBRUARY 15, 1969, FILED APRIL 4, 1969, EXECUTED BY MRS. BIRD TESSMAN, ET AL., RECORDED IN VOLUME 69067, PAGE 806, DEED RECORDS, DALLAS COUNTY, TEXAS. (SUBJECT TO)
 8. EASEMENT TO THE CITY OF HUTCHINS, DATED MARCH 12, 1970, FILED JULY 10, 1970, EXECUTED BY MRS. BIRD TESSMAN, ET AL., RECORDED IN VOLUME 70137, PAGE 1192, DEED RECORDS, DALLAS COUNTY, TEXAS. (SUBJECT TO)
 9. EASEMENT AWARDED TO THE STATE OF TEXAS IN CONDEMNATION PROCEEDING, CAUSE NO. CC-71-501-A, COUNTY COURT AT LAW NO. 1, DALLAS COUNTY, TEXAS, FILED MARCH 10, 1971, RECORDED IN VOLUME 71048, PAGE 1498, DEED RECORDS, DALLAS COUNTY, TEXAS. (DOES NOT AFFECT)
 10. EASEMENT TO TEXAS POWER & LIGHT COMPANY, DATED JANUARY 8, 1971, FILED JULY 1, 1971, EXECUTED BY M.O. TESSMAN, RECORDED IN VOLUME 71128, PAGE 518, DEED RECORDS, DALLAS COUNTY, TEXAS. (SUBJECT TO)
 11. COVENANTS, TERMS, CONDITIONS, AND EASEMENTS SET FORTH IN COMMON ACCESS AND WATER FACILITIES EASEMENT AND RESTRICTIVE COVENANT AGREEMENT DATED OCTOBER 23, 1018, FILED JUNE 19, 2019, RECORDED UNDER CLERK'S FILE NO. 201900157879, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND AMENDMENT DATED JULY 6, 2022, FILED JULY 25, 2022, RECORDED UNDER CLERK'S FILE NO. 202200203770, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. (SUBJECT TO)



BOUNDARY SURVEY OF
 A PART OF THE U. WUTHERICK SURVEY, ABSTRACT NO. 1518, IN DALLAS COUNTY, TEXAS, AND BEING A PART OF A TRACT OF LAND CONVEYED TO DIANN TESSMAN SLAYTON BY GIFT WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20080190941 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

Seth Ephraim Osabutey
 RPLSGEODESIST@GMAIL.COM

F.I.R.M. NO. <u>48113C</u>	PANEL <u>0512 L</u>
REVISED DATE: <u>07/07/14</u>	ZONE <u>"X & AE"</u>
SURVEYED FOR: CONFIAI REAL ESTATE, INC.	
ADDRESS: 0 LANGDON ROAD, HUTCHINS, TEXAS 75141	
TITLE CO: BENCHMARK TITLE	
GF. NO: PL25-37951	
G.F. EFFECTIVE DATE: DECEMBER 30, 2024	
JOB NO.: 2024-285	

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

S. Osabutey

4TH REV. 02/04/2025

S EPHRAIM OSABUTEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6063

PROPERTY DESCRIPTION:

BEING A PART OF THE U. WUTHERICK SURVEY, ABSTRACT NO. 1518, IN DALLAS COUNTY, TEXAS, AND BEING A PART OF A TRACT OF LAND CONVEYED TO DIANN TESSMAN SLAYTON BY GIFT WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20080190941 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEASTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO CONFIAI REAL ESTATE, INC. ACCORDING TO INSTRUMENT NUMBER 20240022856 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING ALONG THE NORTHERLY LINE OF LANGDON ROAD;

THENCE NORTH 29° 59' 58" WEST, DEPARTING SAID NORTHERLY LINE A DISTANCE OF 486.21 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF SAID CONFIAI REAL ESTATE TRACT, SAME BEING ALONG THE SOUTHERLY LINE OF A PROPOSED RIGHT-OF-WAY;

THENCE NORTH 60° 00' 02" EAST A DISTANCE OF 254.86 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER;

THENCE NORTH 67° 48' 48" EAST A DISTANCE OF 679.05 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER;

THENCE NORTH 59° 59' 34" EAST A DISTANCE OF 83.79 FEET TO A CALLED "X" BLAZED IN 18 INCH ELM TREE FOR CORNER, SAME BEING THE SOUTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF DALLAS FOR RIGHT OF WAY PURPOSES;

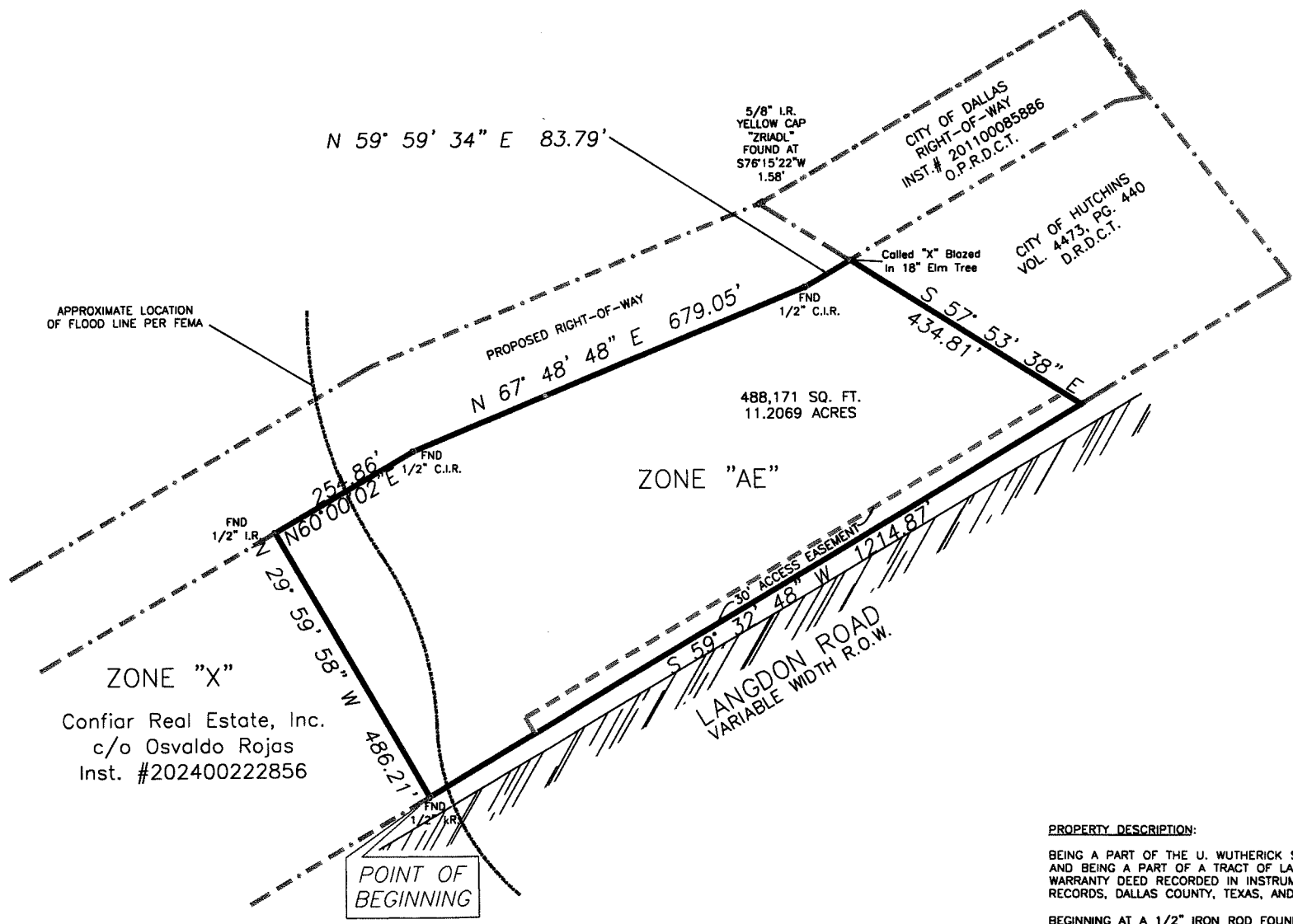
THENCE SOUTH 57° 53' 38" EAST A DISTANCE OF 434.81 FEET TO A POINT IN THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF LANGDON ROAD FOR CORNER;

THENCE SOUTH 59° 32' 48" WEST A DISTANCE OF 1214.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 488,171 SQUARE FEET OR 11.2069 ACRES OF LAND MORE OR LESS.



GRAPHIC SCALE
 0 100 200 300
 (IN FEET)
 1 inch = 300 ft.

- NOTES:
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PROPERTY DESCRIPTION:

BEING A PART OF THE U. WUTHERICK SURVEY, ABSTRACT NO. 1518, IN DALLAS COUNTY, TEXAS, AND BEING A PART OF A TRACT OF LAND CONVEYED TO DIANN TESSMAN SLAYTON BY GIFT WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20080190941 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEASTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO CONFAR REAL ESTATE, INC. ACCORDING TO INSTRUMENT NUMBER 202400222856 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING ALONG THE NORTHERLY LINE OF LANGDON ROAD;

THENCE NORTH 29° 59' 58" WEST, DEPARTING SAID NORTHERLY LINE A DISTANCE OF 486.21 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF SAID CONFAR REAL ESTATE TRACT, SAME BEING ALONG THE SOUTHERLY LINE OF A PROPOSED RIGHT-OF-WAY;

THENCE NORTH 60° 00' 02" EAST A DISTANCE OF 254.86 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER;

THENCE NORTH 67° 48' 48" EAST A DISTANCE OF 679.05 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER;

THENCE NORTH 59° 59' 34" EAST A DISTANCE OF 83.79 FEET TO A CALLED "X" BLAZED IN 18 INCH ELM TREE FOR CORNER, SAME BEING THE SOUTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF DALLAS FOR RIGHT OF WAY PURPOSES;

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THENCE SOUTH 59° 32' 48" WEST A DISTANCE OF 1214.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 488,171 SQUARE FEET OR 11.2069 ACRES OF LAND MORE OR LESS.

BOUNDARY SURVEY OF
 A PART OF THE U. WUTHERICK SURVEY, ABSTRACT NO. 1518, IN DALLAS COUNTY, TEXAS, AND BEING A PART OF A TRACT OF LAND CONVEYED TO DIANN TESSMAN SLAYTON BY GIFT WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20080190941 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

Seth Ephraim Osabutey
 RPLSGEODESIST@GMAIL.COM

F.I.R.M. NO. <u>48113C</u>	PANEL <u>0512 L</u>
REVISED DATE: <u>07/07/14</u>	ZONE <u>"X & AE"</u>
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.	
SURVEYED FOR: CONFAR REAL ESTATE, INC.	
ADDRESS: 0 LANGDON ROAD, HUTCHINS, TEXAS 75141	
TITLE CO: BENCHMARK TITLE	
GF. NO: PL25-37951	
G.F. EFFECTIVE DATE: DECEMBER 30, 2024	
JOB NO.: 2024-285	

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION. SURVEYOR DID NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

S. Ephraim Osabutey

4TH REV. 02/04/2025

S EPHRAIM OSABUTEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6063



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

EARTH DISTURBANCE PERMIT APPLICATION

Permit No. _____

This permit allows the owner to fill, grade, excavate, or otherwise disturb the surface of the property described below, in accordance with the Hutchins Development Manual Sec. 30

PROJECT NAME: LANGDON ROAD LIGHT INDUSTRIAL WAREHOUSES

PLAT NAME: WUTHERICK SURVEY

PROPERTY LOCATION: 0 LANGDON ROAD, HUTCHINS, TEXAS 75141

PROPERTY OWNER: SEPHARDI INVESTMENTS LLC

PERMIT FEE (NON-REFUNDABLE): \$100.00

Requirements and conditions of this permit:

- Grading plans have been submitted and approved by the City.
- Submission of a notarized statement from the property owner giving permission to the contractor to fill, grade, excavate, or otherwise disturb the property.
- For projects disturbing 1 acre or more of land, submission of a Storm Water pollution Prevention Plan (SWPPP) in accordance with City, TCEQ and EPA regulations and requirements.
- For projects disturbing 5 acres or more of land submit a copy of the Notice OF Intent (NOI).
- When applicable submit a copy of the tree preservation plan.
- When applicable (floodplain encroachment), provide a copy of a Conditional Letter of Map Revision (CLOMR) from FEMA.

At any time the City determines that the project is in non-compliance with this permit or any other applicable permits and/or letters of permission, this permit shall be revoked and a stop work order shall be issued to the Developer and/or Contractor.

Permit Issued By:

Name: _____

Date: _____

Earthwork Permit Application Checklist (For Development Projects)

Applicant Information

- Completed Permit Application Form
- Owner's Name and Contact Information
- Contractor/Engineer Contact Information
- Project Address and Legal Description
- Project Narrative / Scope of Work

Required Plans and Documents

- Grading and Drainage Plan (sealed by a licensed engineer)
- Erosion and Sediment Control Plan (in compliance with local/NPDES standards)
- Site Plan (including boundaries, existing/proposed contours, structures, utilities)
- Cut and Fill Calculations (signed/stamped by engineer)
- Haul Route Map (if applicable)
- Stormwater Pollution Prevention Plan (SWPPP)
- Tree Preservation/Removal Plan (if applicable)

Compliance and Approvals

- Zoning Compliance or Planning Approval
- Floodplain Development Permit (if applicable)
- Wetlands or Environmental Approvals (if applicable)
- Utility Clearance or Coordination Letters
- HOA or other local approvals (if required)

Fees and Bonds

- Application Fee (paid receipt)
- Performance Bond or Security (if required)
- Inspection Fee (if separate)

Additional Items (if applicable)

- Dust Control Plan
- Noise Mitigation Plan
- Traffic Control Plan
- Construction Schedule / Duration of Earthwork
- Certification of No Impact to Adjacent Properties

Signatures

- Property Owner's Signature
- Engineer/Contractor Certification
- Notarized Authorization (if agent is applying on owner's behalf)

Submit To

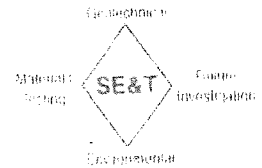
- [Jurisdiction/Agency Name]
- [Address / Online Submission Portal]
- [Contact Information for Questions]

SAM ENGINEERING & TESTING, LP

Serving The GEO-Industry Since 1974
1115 Luke Street Suite 100

★ Irving, Texas 75061 ★
www.sameng.net

Phone (972) 790-1910 • Fax (972) 790-0967



April 16, 2025

Whiskey River Land & Cattle
18240 Midway Road, Suite 1205
Dallas, Texas 75287

Attention: Mr. David E. Wittwer, Project Manager
DavidWhiskeyRiver25@GMail.Com

Subject: GEOTECHNICAL ENGINEERING OPINIONS ON
Proposed Developments At
Excavation & Backfilled Area, 11.28 Acre Site
0 Langdon Road
Hutchins, Dallas County, Texas
SE&T Project No: 81E31K25

Gentlemen:

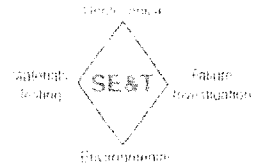
SAM Engineering & Testing, LP (SE&T) is pleased to submit this report of geotechnical engineering opinions on the subject project.

1. THE FOLLOWING DATA WERE SUPPLIED BY THE CLIENT:

- A) We understand that the sandy soils at subject area will be excavated to the top of the gray shale.
- B) Based on previous test pit excavations, the depth of the gray shale is deeper than 20' below the existing grade.
- C) The excavated sandy soils will be hauled away from the site.
- D) THEN: the excavation will be backfilled with compacted & tested suitable fill soils.
- E) THEN: the site will be used for the construction of the proposed developments (residential & or commercial) which will be supported on piers foundation system.

2. SE&T GEOTECHNICAL ENGINEERING OPINIONS-The following geotechnical engineering opinions are based on the above supplied data and our experience with similar projects:

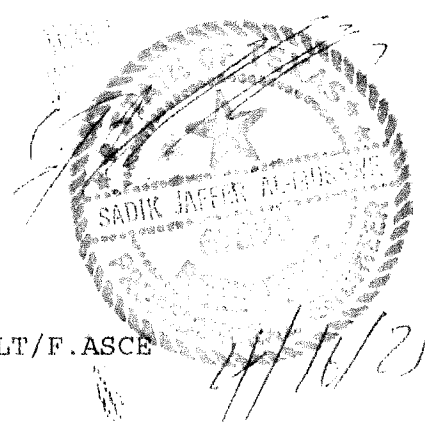
SE&T#81E31K25
4-16-2025
Page 2 of 2



- A) Drilling piers through sandy soils & sand WILL WELL require temporary steel casing & ESPECIALLY IN: DEEP PIERS & PIERS THROUGH SANDY SOILS & SAND BELOW WATER LEVEL.
- B) Considering the thick nature of the proposed fill soils, suitable foundation systems for the proposed developments at this site will consist of: Pier & beams OR Structural post-tension & or rebars waffle slabs on piers AND ON PREPARED-COMPACTED-TESTED SUBGRADE. Depth of the piers will be at few feet INTO THE HARD/VERY HARD GRAY SHALE.
- C. ALL suitable fill soils at all PROPOSED FOUNDATION, PAVEMENT & UTILITIES SHOULD BE: selected & placed per the geotechnical report on the project.
- D. The above proposed developments with SE&T opinions are considered reasonable & sound steps at this stage of the project.

It has been a pleasure working with you on this project and if you have any question please call.

Very truly yours,
SAM Engineering & Testing, LP (SE&T)



Sadik (Sam) Al-musawe, M.Sc, Ph.D, P.E, BC.GE, LT/F.ASCE
 Civil & Environmental Engineer
 Texas Professional Registration No. 61893
 Texas Professional Firm Registration No. F-001587
 2-10 Home Buyers Warranty (HBW) No. 8827
 Home of Texas/Rwc No. 633
 Bonded Builders Home Warranty No. TXG025

Email & two hard copies submitted.
Email: Mr. Mamun Yusuf, P.E., Director of Public Works
MYusuf@CityOfHutchins.Org.

**PROPERTY OWNER'S PERMISSION STATEMENT
FOR EARTH DISTURBANCE ACTIVITIES**

I, the undersigned, hereby state the following:

- 1. Property Owner: **Sephardi Investments LLC**
- 2. Authorized Representative: Pablo Calatrava, as duly authorized agent or member of Sephardi Investments LLC.
- 3. Property Address: 0 Langdon Road, Hutchins, Texas 75141
- 4. Legal Description:

Being a part of the U. Wutherick Survey, Abstract No. 1518, in Dallas County, Texas, and being a part of a tract of land conveyed to Diann Tessman Slaton by Gift Warranty Deed recorded in Instrument No. 20080190941 of the Official Public Records, Dallas County, Texas, and more particularly described as follows:

Beginning at a 1/2" iron rod found at the southeasterly corner of that tract of land conveyed to Confiar Real Estate, Inc. according to Instrument Number 202400222856 of said Official Public Records, same being along the northerly line of Langdon Road;

Thence North 29° 59' 58" West, departing said northerly line, a distance of 486.21 feet to a 1/2" iron rod found at the northeasterly corner of said Confiar Real Estate tract, same being along the southerly line of a proposed right-of-way;

Thence North 60° 00' 02" East a distance of 254.86 feet to a 1/2" capped iron rod found for corner;

Thence North 67° 48' 48" East a distance of 679.05 feet to a 1/2" capped iron rod found for corner;

Thence North 59° 59' 34" East a distance of 83.79 feet to a called "X" blazed in 18 inch elm tree for corner, same being the southwesterly corner of a tract of land conveyed to the City of Dallas for right-of-way purposes;

Thence South 57° 53' 38" East a distance of 434.81 feet to a point in the aforementioned northerly right-of-way line of Langdon Road for corner;

Thence South 59° 32' 48" West a distance of 1214.87 feet to the point of beginning, and containing 488,171 square feet or 11.2069 acres of land, more or less. Sephardi Investments LLC is the legal owner of the above-referenced property located within the City of Hutchins, Texas.

By this instrument, **Sephardi Investments LLC** grants **Whiskey River Land and Cattle Company Corp**, its employees, contractors, agents, and representatives, full permission to access, fill, grade, excavate, or otherwise disturb the land at the above location for purposes related to construction or site development.

This statement is provided in support of Whiskey River Land and Cattle Company Corp's application for an Earth Disturbance Permit from the City of Hutchins, Texas.

IN WITNESS WHEREOF, I have executed this statement on behalf of Sephardi Investments LLC on this 14th day of April, 2025.

Sephardi Investments LLC
By: _____

Name: Pablo Calatrava

Title: Managing Member

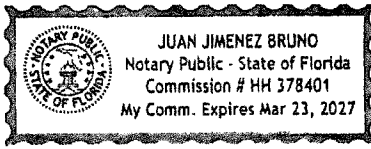
Date: 04/14/2025

STATE OF FLORIDA

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of APRIL, 2025, by Pablo Calatrava, who is personally known to me or who has produced Driver License as identification, as [Title] of Sephardi Investments LLC, a Florida limited liability company, on behalf of the company.

(Handwritten Signature)



Notary Public, State of Florida

My Commission Expires: _____

Notary ID Number: _____

Brooke T. Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 14, 2025

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Intent Authorization

Your Notice of Intent (NOI) application for authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate.

Please refer to the attached certificate for the authorization number that was assigned to your project/site and the effective date. Please use this number to reference this project/site for future communications with the Texas Commission on Environmental Quality (TCEQ).

Authorization under the Edwards Aquifer Protection Program is required before construction can begin where the site is located within the Edwards Aquifer Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone. See <https://www.tceq.texas.gov/permitting/eapp/viewer.html> for additional information.

It is the responsibility of the Operator to notify the TCEQ Stormwater Processing Center of any change in address supplied on the original Notice of Intent by submitting a Notice of Change.

A Notice of Termination must be submitted when permit coverage is no longer needed.

For questions related to processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700. If you have any technical questions regarding the general permit, you may contact the stormwater technical staff by email at SWGP@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the stormwater web site at <https://www.tceq.texas.gov/permitting/stormwater>.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Sadlier".

Robert Sadlier, Deputy Director
Water Quality Division



**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit**

The Notice of Intent (NOI) for the facility listed below was received on April 14, 2025. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1549UG

Coverage Effective: April 14, 2025

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:

RN112194097
Langdon Road Site
From The Intersection of E. Langdon Road And Buena Vida Way
Continue East On Langdon Road For .3 Miles, Site Entrance Is On
The Left
Hutchins, TX 75241
Dallas County

Operator:

CN606375293
Whiskey River Land And Cattle Company Corp
18240 Midway Rd Apt 1205
Dallas, TX 75287

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700. For technical issues, you may contact the stormwater technical staff by email at SWGFP@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the TCEQ web site at <https://www.tceq.texas.gov/goto/awq-dipa>. A copy of this document should be kept with your SWP3.

Issued Date: April 14, 2025

FOR THE COMMISSION

Texas Commission on Environmental Quality
Construction Notice of Intent

Site Information (Regulated Entity)

What is the name of the site to be authorized? Langdon Road Site
Does the site have a physical address? No
Because there is no physical address, describe how to locate this site: From the intersection of E. Langdon Road and Buena Vida Way continue east on Langdon Road for .3 miles, site entrance is on the left
City Hutchins
State TX
ZIP 75241
County DALLAS
Latitude (N) (##.#####) 32.673417
Longitude (W) (-###.#####) -96.69947
Primary SIC Code 1794
Secondary SIC Code
Primary NAICS Code
Secondary NAICS Code

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?
What is the name of the Regulated Entity (RE)? Langdon Road Site
Does the RE site have a physical address? No
Because there is no physical address, describe how to locate this site: From the intersection of E. Langdon Road and Buena Vida Way continue east on Langdon Road for .3 miles, site entrance is on the left
City Hutchins
State TX
ZIP 75241
County DALLAS
Latitude (N) (##.#####) 32.673417
Longitude (W) (-###.#####) -96.69947
Facility NAICS Code
What is the primary business of this entity?

Customer (Applicant) Information

How is this applicant associated with this site? Operator
What is the applicant's Customer Number (CN)?

Type of Customer	Corporation
Full legal name of the applicant:	
Legal Name	WHISKEY RIVER LAND AND CATTLE COMPANY CORP
Texas SOS Filing Number	0805844922
Federal Tax ID	
State Franchise Tax ID	32098194221
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	0-20
Independently Owned and Operated?	Yes
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	WHISKEY RIVER LAND AND CATTLE COMPANY CORP
Prefix	
First	David
Middle	
Last	Wittwer
Suffix	
Credentials	
Title	Manager

Responsible Authority Mailing Address

Enter new address or copy one from list:

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	18240 MIDWAY RD APT 1205
Routing (such as Mail Code, Dept., or Attn:)	
City	DALLAS
State	TX
ZIP	75287
Phone (###-###-####)	9725202577
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	davidwhiskeyriver25@gmail.com

Application Contact**Person TCEQ should contact for questions about this application:**

Same as another contact?

Organization Name	Elm Creek Environmental LLC
Prefix	
First	Daniel
Middle	
Last	Gardner
Suffix	
Credentials	
Title	Project Manager
Enter new address or copy one from list:	
Mailing Address	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	611 S HIGHWAY 78 STE 132
Routing (such as Mail Code, Dept., or Attn:)	
City	WYLIE
State	TX
ZIP	75098
Phone (###-###-####)	4699468195
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	daniel@elmcreekenv.com

CNOI General Characteristics

- | | |
|---|------------|
| 1 Is the project or site located on Indian Country Lands? | No |
| 2 Is the project or site associated to a facility that is licensed for the storage of high-level radioactive waste by the United States Nuclear Regulatory Commission under 10 CFR Part 72? | No |
| 3 Is your construction activity associated with an oil and gas exploration, production, processing, or treatment, or transmission facility? | No |
| 4 Is the project or site associated to a quarrying facility that is located within either the John Graves Scenic Riverway or Coke Stevenson Scenic Riverway, as defined in 30 TAC 311.71? | No |
| 5 What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? | 1629 |
| 6 If applicable, what is the Secondary SIC Code(s)? | |
| 7 What is the total number of acres that the construction project or site will disturb under the control of the primary operator? | 11 |
| 8 What is the construction project or site type? | Commercial |
| 9 Is the project part of a larger common plan of development or sale? | No |
| 10 What is the estimated start date of the project? | 04/14/2025 |
| 11 What is the estimated end date of the project? | 04/14/2026 |
| 12 Will concrete truck washout be performed at the site? | No |

- | | |
|---|---------------|
| 13 What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site? | Trinity River |
| 14 What is the segment number(s) of the classified water body(s) that the discharge will eventually reach? | 0805 |
| 15 Is the discharge into a Municipal Separate Storm Sewer System (MS4)? | No |
| 16 Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213? | No |
| 17 I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator. | Yes |
| 18 I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000). | Yes |
| 19 I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. | Yes |

Certification

I certify that I am authorized under 30 Texas Administrative Code Subchapter 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am David E Witttwer, the owner of the STEERS account ER090868.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Intent.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: David E Witttwer OPERATOR

Customer Number:

Legal Name: WHISKEY RIVER LAND AND CATTLE COMPANY CORP

Account Number: ER090868

Signature IP Address: 12.75.178.109

Signature Date: 2025-04-14

Signature Hash: AA679304FC3BF8D359FF156D2C4C7311D0AF6EB0BDA0781C470586C41B9698C7

Form Hash Code at time of Signature: D439C916A7D2E617AE80C3E44F0E8EA9DA6D9D175A332222CF406897FBAA4808

Fee Payment

Transaction by: The application fee payment transaction was made by ER090868/David E Wittwer

Paid by: The application fee was paid by DAVID E WITTWER

Fee Amount: \$225.00

Paid Date: The application fee was paid on 2025-04-14

Transaction/Voucher number: The transaction number is 582EA000663597 and the voucher number is 762083

Submission

Reference Number: The application reference number is 777647

Submitted by: The application was submitted by ER055893/Daniel Gardner

Submitted Timestamp: The application was submitted on 2025-04-14 at 08:53:53 CDT

Submitted From: The application was submitted from IP address 47.186.112.54

Confirmation Number: The confirmation number is 645945

Steers Version: The STEERS version is 6.89

Additional Information

Application Creator: This account was created by Daniel Gardner

Your transaction is complete. Thank you for using TCEQ ePay.

Note: It may take up to 3 working days for this electronic payment to be processed and be reflected in the TCEQ ePay system. Print this receipt and the vouchers for your records. An email receipt has also been sent.

Important: This is a receipt for FEE PAYMENT ONLY. If you paid for an ePermits application, your STEERS ePermits application is NOT complete. Please return to STEERS ePermits to submit your application to TCEQ.

Transaction Information

Trace Number: 582EA000663597
 Date: 04/14/2025 05:42 AM
 Payment Method: CC - Authorization 0000084206
 ePay Actor: DAVID E WITTTWER
 Actor Email: davidwhiskeyriver25@gmail.com
 IP: 12.75.178.109
 TCEQ Amount: \$225.00
 Texas.gov Price: \$230.32*

* This service is provided by Texas.gov, the official website of Texas. The price of this service includes funds that support the ongoing operations and enhancements of Texas.gov, which is provided by a third party in partnership with the State.

Payment Contact Information

Name: DAVID E WITTTWER
 Company: WHISKEY RIVER LAND & CATTLE CORP
 Address: 18240 MIDWAY ROAD 1205, DALLAS, TX 75287
 Phone: 972-520-2577

Cart Items

Click on the voucher number to see the voucher details.

Voucher	Fee Description	AR Number	Amount
762083	GENERAL PERMIT CONSTRUCTION STORM WATER DISCHARGE ELECTRONIC NOI APPLICATON (REF 777647)		\$225.00
TCEQ Amount:			\$225.00

Return to STEERS

Note: It may take up to 3 working days for this electronic payment to be processed and be reflected in the TCEQ ePay system. Print this receipt for your records.

DO NOT USE WEB BROWSER BACK BUTTON when filling out application.



Activities

I want to:

Fill Out

a new, notice of change, renewal, delegation or termination application

Access

an application by password

Or choose one or more pending applications below:

777647 CNOI Langdon Road Site From the intersection of E. Langdon Road and Buena Vida Way continue east on Langdon Road for .3 miles, site entrance is on the left, Hutchins, 75241

Reset Filter

S E	Ref Number	App Type	Regulated Entity	Site Location	Customer	Status	Req
	777647	CNOI	Langdon Road Site	From the intersection of E. Langdon Road and Buena Vida Way continue east on Langdon Road for .3 miles, site entrance is on the left, Hutchins, 75241	WHISKEY RIVER LAND AND CATTLE COMPANY CORP	Ready To Submit	

10

(1 of 1)

Sign

Pay

Submit

Set Access Rights

Delete

History



Fw: Maintenance Bond

From william pletch <showcasepleitch@yahoo.com>
Date Thu 4/17/2025 1:15 PM
To Mamun Yusuf <myusuf@cityofhutchins.org>

You don't often get email from showcasepleitch@yahoo.com. [Learn why this is important](#)

Mr. Yusuf, Please find the attached email from the insurance group for the maintenance bond. He is thinking he would have hopefully by tomorrow but for sure on Monday. I am in Wilmer and was going to head back to your office in 20 minutes. Bill Pletch 469-230-6919

----- Forwarded Message -----
From: David Wittwer <davidwhiskeyriver25@gmail.com>
To: william pletch <showcasepleitch@yahoo.com>
Sent: Thursday, April 17, 2025 at 12:54:34 PM CDT
Subject: Fwd: Maintenance Bond

----- Forwarded message -----
From: **John Prochaska** <jprochaska@graygroupins.com>
Date: Thu, Apr 17, 2025 at 12:44 PM
Subject: Maintenance Bond
To: David Wittwer <davidwhiskeyriver25@gmail.com>

David,

I have submitted your application for the maintenance bond for 250K for 0 Landon Road Huchins Texas.

I will update you with the progress as I find out.

John Prochaska
Agency Manager

The Gray Group Insurance Brokerage
111 N Preston Rd
Gunter, TX 75058
Cell: (214) 926-5207
Office: (903) 433-2365
www.graygroupins.com

A Texas Veteran proudly serving your insurance needs

Fwd: Maintenance Bond

From: David Wittwer (davidwhiskeyriver25@gmail.com)
To: showcaseplech@yahoo.com
Date: Thursday, April 17, 2025 at 12:54 PM CDT

----- Forwarded message -----

From: **John Prochaska** <jprochaska@graygroupins.com>
Date: Thu, Apr 17, 2025 at 12:44 PM
Subject: Maintenance Bond
To: David Wittwer <davidwhiskeyriver25@gmail.com>

David,

I have submitted your application for the maintenance bond for 250K for 0 Landon Road Huchins Texas.

I will update you with the progress as I find out.

John Prochaska
Agency Manager

The Gray Group Insurance Brokerage

111 N Preston Rd
Gunter, TX 75058

Cell: (214) 926-5207

Office: (903) 433-2365

www.graygroupins.com

A Texas Veteran proudly serving your insurance needs











STAFF REPORT

MEETING DATE:	October 6, 2025
MEETING TYPE:	Regular Council Meeting
SUBMITTED BY:	Steve Perry
AGENDA CAPTION:	[Speed limit change Lancaster Hutchins Rd.] Presented by: [Steve Perry, Police Chief]

Background Information

On June 5, 2025, The City of Hutchins requested Kimley-Horn to evaluate a traffic control analysis for the intersection of W. Wintergreen Road at Lancaster Hutchins Road. This memorandum serves as documentation of the analysis and recommendations.

Budget Implications

New Signage

Operational Impact

Reduces speed limit from 50 MPH to 45 MPH on Lancaster Hutchins Rd. approaching new residential development and at the intersection of Lancaster Hutchins and Wintergreen Rd. approaching the new four-way stop.

Legal Review

Joe Gorfida approved of the ordinance changes.

Staff Recommendation

Approve ordinance altering the speed limits on Lancaster Hutchins Rd.

Supporting Documentation and Attachments

Section 12.03.035 titled "Speed Limit on Specific Streets and Roads"

Traffic Impact Analysis



MEMORANDUM

To: Mamun Yusuf, P.E.
City of Hutchins

From: Abby Axelson, P.E.
Rachel Moffett, E.I.T.
Kimley-Horn and Associates, Inc. (Texas Registration #F-928)

Date: June 5, 2025

Subject: Traffic Control Analysis – W. Wintergreen Road at Lancaster Hutchins Road

PRELIMINARY	
Kimley»Horn	
This document is released for the purposes of interim review under the authority of ABIGAIL AXELSON and not for construction, bidding, or permit purposes.	
Engineer	ABIGAIL AXELSON
P.E. No.	146056
Date	6/5/2025

The City of Hutchins requested Kimley-Horn to evaluate a traffic control analysis for the intersection of W. Wintergreen Road at Lancaster Hutchins Road. This memorandum serves as documentation of the analysis and recommendations.

Study Location

The intersection of W. Wintergreen Road at Lancaster Hutchins Road is currently a two-way stop-controlled intersection. Lancaster Hutchins Road runs north-south with a speed limit of 50 mph north of the intersection and 35 mph south of the intersection. It is the major road and is not controlled at the intersection. W. Wintergreen Road runs east-west and has a speed limit of 40 mph. W. Wintergreen Road is controlled with solar-powered flashing stop signs on both the east and west approaches.

Turning movement counts were collected for 24 hours on Tuesday, January 28, 2025, for use in the warrant analysis along with speed data that was collected along Lancaster Hutchins Rd on Tuesday, April 1, 2025. The collected traffic counts can be found in the **Appendix**. Traffic from two future developments in the area were also considered in the warrant analysis, which included the Southhaven single family residential development and a new Hutchins City Hall and Recreation Center. The study intersection is shown below in **Figure 1**.



Figure 1 – W. Wintergreen Road at Lancaster Hutchins Road

Site Observations

A site visit was performed on February 7th, 2025, during the morning peak hour. During the site visit, it was observed that the northbound approach to the intersection has a gradual curve, which could lead to sight issues of the upcoming intersection. Additionally, on the southbound approach, overgrown vegetation on the west side of the road could lead to sight challenges of the upcoming intersection. It was also observed that the change in speed limit from 35 mph to 50 mph on the northbound approach occurs just north of the intersection. The 50-mph speed limit sign can be seen by northbound vehicles south of the intersection; as a result, this sign placement could cause drivers to increase their speed through the intersection in anticipation of the change in speed limit. Approximately 1.5 miles north of the intersection, the speed limit is reduced to 40 mph. These existing conditions cause an atypical increase in speed for vehicles traveling along Lancaster Hutchins Road over a short distance. The speed changes from 35 mph to 50 mph, then back down to 40 mph for northbound vehicles, while for southbound vehicles, the speed changes from 40 mph to 50 mph, back down to 35 mph. A photo log from the site visit can be found in the **Appendix**.

Development of Background Traffic

There are two future developments to be constructed in the vicinity of the intersection of W. Wintergreen Road at Lancaster Hutchins Road, the Southhaven single family residential development and a new Hutchins City Hall and Recreation Center. The developments are shown below in **Figure 2**.

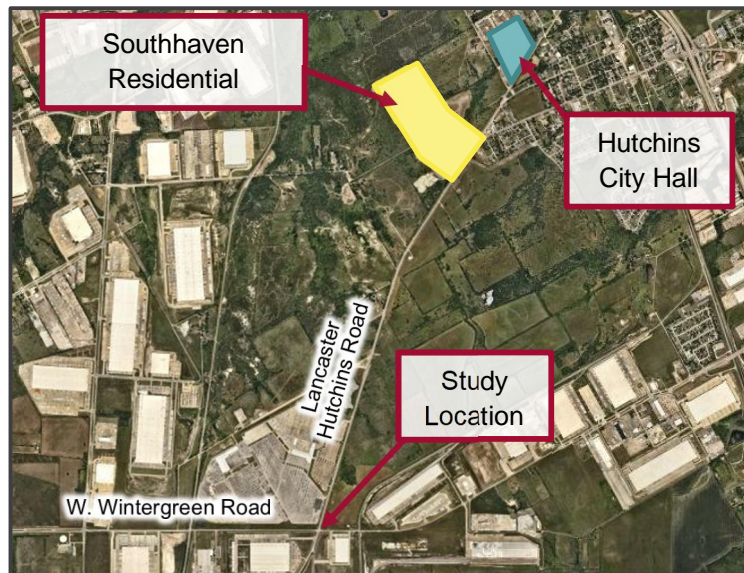


Figure 2 – Future Committed Developments

A site-generated traffic estimate was determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the 11th edition Trip

Generation Manual published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. The trips indicated are one-way trips or trip ends, where one vehicle entering and exiting the site is counted as one inbound trip and one outbound trip.

Table 1 shows the resulting daily and weekday AM and PM peak hour trip generation for the proposed developments.

Table 1: Trip Generation

Land Uses	Amount	Units	ITE Code	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Single Family Detached Housing	513	DU	210	4,542	83	247	330	291	171	462
Government Office Building	20,962	SF	730	474	53	17	70	9	27	36
Development Totals										
Total Net New External Vehicle Trips:				5,016	136	264	400	300	198	498

Trip Generation rates based on ITE's Trip Generation Manual, 11th Edition.

Based on existing traffic patterns, It was assumed that 30% of the site-generated traffic will travel south of the developments to utilize the study intersection. The background traffic vehicles were included in the buildout year of 2026 along with existing traffic volumes.

The existing traffic counts and historic counts near the site were compared to find expected growth trends within the study area. Historical traffic counts were found from TxDOT's public Traffic Count Database Center (TCDS). Based on the recent growth and development in the area, an annual growth rate of 5% was determined. See **Table 2** below for the historical volumes along Lancaster Hutchins Road north and south of the study intersection.

Table 2: Historical Volumes and Growth Rates

Lancaster Hutchin Rd North of W Wintergreen Rd				
Record	Year	Source	24-Hour Volume	Annual Growth Rate
1	2014	TxDOT	3,424	-
2	2019	TxDOT	5,219	8.8%
3	2025	KHA	5,440	0.7%
Average Growth 2014 - 2025:				4.18%

Lancaster Hutchin Rd South of W Wintergreen Rd				
Record	Year	Source	24-Hour Volume	Annual Growth Rate
1	2014	TxDOT	3,530	-
2	2019	TxDOT	4,776	6.2%
3	2025	KHA	6,136	4.3%
Average Growth 2014 - 2025:				5.13%

Assumed Annual Growth 5.0%

Traffic Signal Warrant Evaluations

The *Texas Manual on Uniform Traffic Control Devices* (TMUTCD) provides guidelines for performing a signal warrant analysis in *Chapter 4C: Traffic Signal Control Needs Studies*. A traffic signal may be warranted based on traffic volume, pedestrian volume, school crossing, vehicle progression, crash history, roadway network, or nearby grade crossings. This study evaluated all signal warrant criteria as defined in the TMUTCD, except pedestrian volume and school crossing.

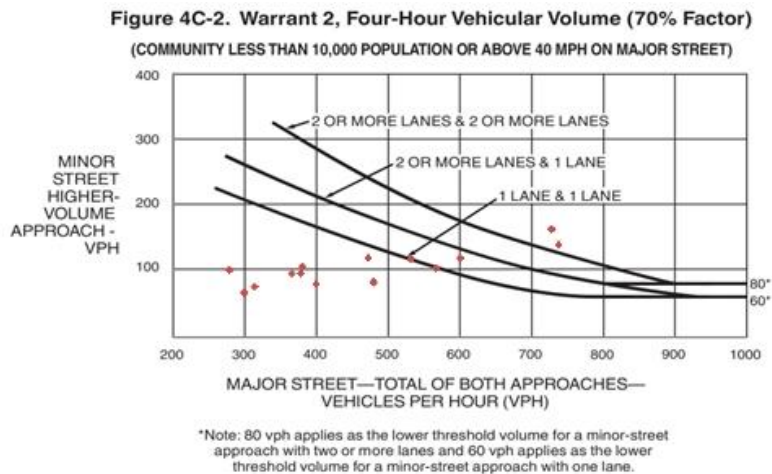
The satisfaction of a warrant is not a requirement that a signal be installed; warrants “define the minimum conditions under which installing traffic control signals might be justified,” per the TMUTCD.

Traffic Signal Analysis Results

It is stated in the TMUTCD that if the posted speed limit or the 85th percentile speed exceeds 40 mph for the major street, the traffic volumes in the 70 percent column of Table 4C-1 in the TMUTCD may be used in place of the 100 percent traffic volumes. Lancaster Hutchins Road meets this threshold since the current speed limit is 50 mph. Therefore, the intersection was analyzed with the lower thresholds.

Of the analyzed signal warrants, considering the existing traffic counts grown to the buildout year, the committed developments in the area, and the existing lane configuration, the intersection does meet Warrant 2 for the Four-Hour Volumes warrant. However, this does not include the evaluation of the future roadway expansion of W. Wintergreen Road into a four-lane divided roadway.

When the intersection is evaluated with the future expansion of W. Wintergreen Road, no warrants were met for traffic signalization. The Eight-Hour Volume thresholds (Warrant 1) only met for five of the required eight hours, which does not satisfy the warrant. In reference to **Figure 4C-2** from the TMUTCD, Warrant 2 is met when at least four of the plotted points representing the vehicle per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor-street approach (one direction only) all fall above the applicable curve for the existing lane configuration. As shown in the figure below, the existing traffic count volumes only met for two of the required four hours, which does not meet the threshold values of the Four-Hour Warrant.



Warrant 7, Crash Experience, was also analyzed, which evaluates crash history, reduced traffic volume thresholds, and whether adequate trials of alternatives have been implemented. After reviewing crash data from TxDOT's CRIS database, there were twelve crashes that occurred at the study intersection in the 12-month period between January 1, 2024, and December 31, 2024. Six of these crashes were due to vehicles that failed to yield right of way at the stop sign. This meets the minimum of five avoidable crashes in a 12-month period for Warrant 7. However, even with the reduced traffic volume thresholds, the intersection does not meet the warrant thresholds with the future traffic volumes and future lane configuration. Therefore, Warrant 7 is not met. The results of the traffic signal warrant analysis are shown in **Table 3**.

Table 3: Results of Traffic Signal Warrant Analysis

Warrant	Description	Warrant Met?
1	Eight-Hour Volume	Warrant Not Met
2	Four-Hour Volume	Warrant Not Met
3	Peak Hour Volume	Not Applicable
4	Pedestrian Volume	<i>Not Evaluated</i>
5	School Crossing	<i>Not Evaluated</i>
6	Coordinated Signal System	Not Applicable
7	Crash Experience	Warrant Not Met
8	Roadway Network	Not Applicable
9	Intersection Near a Grade Crossing	Not Applicable

The available crash data and warrant analysis worksheets are provided in the **Appendix**.

All-Way Stop-Control Warrant Evaluation

The Texas Manual on Uniform Traffic Control Devices (TMUTCD) identifies three All-Way Stop Control (AWSC) warrants as areas of analysis when investigating if All-Way Stop Control would be justified at a location. These warrants are as follows: where traffic control signals are justified, AWSC may be used as an interim measure; five or more reported crashes in a 12-month period that are susceptible to correction by AWSC; and minimum volumes. The minimum volumes are based on vehicular volume entering the intersection from the total of the major street approaches averaging 300 or more vehicles per hour for any eight hour of the day; as well as the total minor street volume averaging at least 200 vehicles/pedestrians per hour for the same eight hours with an average delay of 30 seconds per vehicle during the highest hour.

Additionally, Section 2B.07 of the TMUTCD states that multi-way stop control applications can be considered at locations where a road user, after stopping, cannot see conflicting traffic, even if traffic volume thresholds are not met.

The satisfaction of a warrant is not a requirement that an intersection should be converted to AWSC, but rather is a qualifier or an indication that the conversion may be a net benefit to the community. The analysis used the existing 24-hour turning movement counts at W. Wintergreen Road at Lancaster Hutchins Road for the analysis.

All-Way Stop Control Analysis Results

Based on the existing traffic counts, the average volumes for the top eight hours of the intersection meet the All-Way Stop Control warrant volume criteria thresholds. Additionally, the intersection meets the criteria of five or more crashes (that are susceptible to correction by AWSC) in a 12-month period. Therefore, the needed warrants are met for All-Way Stop Control and are recommended for implementation at this intersection.

The AWSC warrant analysis worksheets are provided in the **Appendix**.

Speed Analysis

The existing speed limits at the intersection of W. Wintergreen Road and Lancaster Hutchins Road are 35 mph to the south of the intersection and 50 mph to the north. However, further north on Lancaster Hutchins Road (approximately 1.5 miles), the speed limit decreases to 40 mph. The TMUTCD states that several factors should be considered when reevaluating speed limits, including roadway environment, roadway characteristics, geographic context, crash experience, and 85th percentile speeds.

Based on the existing speed data, the 85th percentile speeds along Lancaster Hutchins Road north of Witt Road are 59 mph during the nonpeak hours. Though this is above the current speed limit (50 mph), other characteristics were considered in reevaluating the existing speed limit, as described below.

- The frequency of driveways north of the intersection, along with potential for future development in the surrounding area. The known developments included the Southhaven Residential site and the future City Hall and Recreation Center.
- The high percentage of heavy trucks traveling along Lancaster Hutchins Road north of the study intersection.
- The existing speed limit changes for southbound traveling vehicles, who now experience speed limit changes from 40 mph to 50 mph, then back down to 35 mph within a 1.5-mile stretch.
- The history of over five reported crashes over a 12-month period at the study intersection.
- The proposed recommendation to implement a change in traffic control (all-way stop control) at the study intersection.

Considering all of these factors, it is recommended to adjust the speed limit along Lancaster Hutchins Road north of the W. Wintergreen Road from 50 mph to 45 mph.

When the future developments north of the intersection have completed construction, it is recommended that the City reevaluate the speed limit along this corridor. The spacing of the proposed driveways and density of entering and exiting traffic volumes could lower the 85th percentile speed

along Lancaster Hutchins Rd, potentially justifying an even lower speed limit in this area of 40 mph. However, with the current 85th percentile speeds and adjacent land uses, it is recommended for the speed limit to be adjusted to 45 mph in the interim condition.

Existing speed data is provided in the **Appendix**.

Recommendations

Based on the projected traffic volumes for 2026 from both developments, future Wintergreen Road widening, and available crash data, the intersection of W. Wintergreen Road and Lancaster Hutchins Road does not meet Traffic Signal Warrants. However, it does meet warrants for All-Way Stop Control. While it is not required, it is recommended that all-way stop control be implemented at this intersection.

If the City chooses to move forward with converting the intersection to all-way stop controlled, Stop Ahead (W3-1) signs are recommended along Lancaster Hutchins Road on both the northbound and southbound approaches. With the existing speed limits, the Stop Ahead signs should be placed a minimum of 100 ft in advance of the intersection on the northbound approach and a minimum of 250 ft in advance of the intersection on the southbound approach. If speed limits are altered on either approach, the minimum sign distances should be re-evaluated. Two red or orange flags are also recommended to be mounted above all stop signs to notify drivers of the traffic control change. Flags are to be oriented at 45 degrees to the vertical.

Based on all factors considered in the speed analysis, it is recommended to reduce the speed limit along Lancaster Hutchins Road north of W. Wintergreen Road from 50 mph to 45 mph. The presence of frequent driveways, adjacent speed limits of 35 mph and 40 mph, historical crash data at the study intersection, and percentage of heavy truck volumes all contribute to the roadside development considerations in this area. With the recommendation of proposed stop-control at the study intersection, this is expected to also lower the 85th percentile speeds in the area. As the two future developments north of the intersection come to completion, it is recommended that the City re-evaluate the speed limit along this corridor. The spacing of the proposed driveways and density of entering and exiting traffic volumes could lower the 85th percentile speed along Lancaster Hutchins Rd, potentially justifying an even lower speed limit in this area of 40 mph.

W. Wintergreen Road is currently under design to be expanded to a four-lane divided roadway, with the build out of the roadway anticipated in 2027. It is recommended that this intersection be re-evaluated for traffic control when construction is near completion due to the continuous growth in this area.



APPENDIX: Traffic Signal Warrant Analysis Worksheets

TRAFFIC SIGNAL WARRANT ANALYSIS (2011 TXMUTCD)

MAJOR STREET: Lancaster Hutchins Rd NB SB # OF APPROACH LANES:

MINOR STREET: W. Wintergreen Rd EB WB # OF APPROACH LANES:

CITY, STATE: Hutchins, TX

COMMENTS: Buildout (2026)

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N):

85TH PERCENTILE SPEED OR POSTED SPEED LIMIT GREATER THAN 40 MPH ON MAJOR STREET (Y OR N):

	Lancaster Hutchins Rd		Total	W. Wintergreen Rd		Minor Street Heavy Leg
	NB Approach	SB Approach		EB Approach	WB Approach	
6:00 - 7:00 AM	209	269	478	57	83	83
7:00 - 8:00 AM	279	287	566	74	104	104
8:00 - 9:00 AM	205	194	399	80	76	80
9:00 - 10:00 AM	165	147	312	77	68	77
10:00 - 11:00 AM	150	148	298	57	67	67
11:00 - 12:00 PM	191	174	365	78	96	96
12:00 - 1:00 PM	199	178	377	81	96	96
1:00 - 2:00 PM	210	169	379	97	107	107
2:00 - 3:00 PM	309	221	530	91	118	118
3:00 - 4:00 PM	327	272	599	102	120	120
4:00 - 5:00 PM	406	331	737	140	119	140
5:00 - 6:00 PM	414	313	727	164	116	164
6:00 - 7:00 PM	277	194	471	120	87	120
7:00 - 8:00 PM	162	115	277	101	46	101
8:00 - 9:00 PM	92	90	182	45	26	45
9:00 - 10:00 PM	85	52	137	39	32	39

Warrant	Description	Warrant Met?
1	Eight-Hour Volume	Warrant NOT Met
2	Four-Hour Volume	Warrant NOT Met
3	Peak Hour Volume	N/A
4	Pedestrian Volume	N/A
5	School Crossing	N/A
6	Coordinated Signal System	N/A
7	Crash Experience	Warrant NOT Met
8	Roadway Network	N/A
9	Intersection Near a Grade Crossing	N/A

06/04/25
Kimley-Horn and Associates, Inc.

TRAFFIC SIGNAL WARRANT ANALYSIS (2011 TXMUTCD)

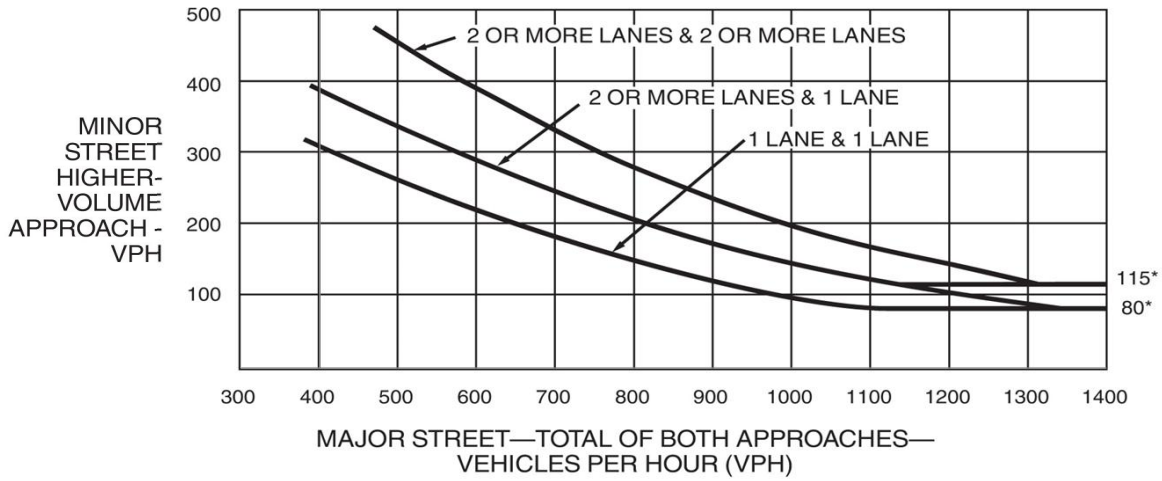
MAJOR STREET: Lancaster Hutchins Rd NB SB # OF APPROACH LANES: 1
 MINOR STREET: W. Wintergreen Rd EB WB # OF APPROACH LANES: 2
 CITY, STATE: Hutchins, TX
 COMMENTS: Buildout (2026)

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N): N
 85TH PERCENTILE SPEED OR POSTED SPEED LIMIT GREATER THAN 40 MPH ON MAJOR STREET (Y OR N): Y

	MAJOR ST TWO-WAY TRAFFIC	MINOR ST TRAFFIC HEAVY LEG	WARRANT 1 - Condition A, Part 1			WARRANT 1 - Condition B, Part 1			WARRANT 1 - Condition A, Part 2			WARRANT 1 - Condition B, Part 2			WARRANT 2 Four-Hour	WARRANT 3 Peak Hour
			MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET		
THRESHOLD VALUES			350	140		525	70		280	112		420	56			
06:00 AM TO 07:00 AM	478	83	Y				Y		Y			Y	Y	Y		
07:00 AM TO 08:00 AM	566	104	Y			Y	Y	Y	Y			Y	Y	Y		
08:00 AM TO 09:00 AM	399	80	Y				Y		Y				Y			
09:00 AM TO 10:00 AM	312	77					Y		Y				Y			
10:00 AM TO 11:00 AM	298	67					Y		Y				Y			
11:00 AM TO 12:00 PM	365	96	Y				Y		Y				Y			
12:00 PM TO 01:00 PM	377	96	Y				Y		Y				Y			
01:00 PM TO 02:00 PM	379	107	Y			Y	Y		Y				Y			
02:00 PM TO 03:00 PM	530	118	Y			Y	Y	Y	Y	Y	Y	Y	Y	Y		
03:00 PM TO 04:00 PM	599	120	Y			Y	Y	Y	Y	Y	Y	Y	Y	Y		
04:00 PM TO 05:00 PM	737	140	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
05:00 PM TO 06:00 PM	727	164	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
06:00 PM TO 07:00 PM	471	120	Y				Y		Y	Y	Y	Y	Y	Y		
07:00 PM TO 08:00 PM	277	101					Y						Y			
08:00 PM TO 09:00 PM	182	45														
09:00 PM TO 10:00 PM	137	39														
	6,834	1,557	11	2	2	5	13	5	13	5	5	7	14	7	2	0
			8 HOURS NEEDED			8 HOURS NEEDED			8 HOURS NEEDED for both Condition A & B						4 HRS NEEDED	1 HR NEEDED
			NOT SATISFIED			NOT SATISFIED			NOT SATISFIED						NOT SATISFIED	NOT SATISFIED

06/04/25
 Kimley-Horn and Associates, Inc.

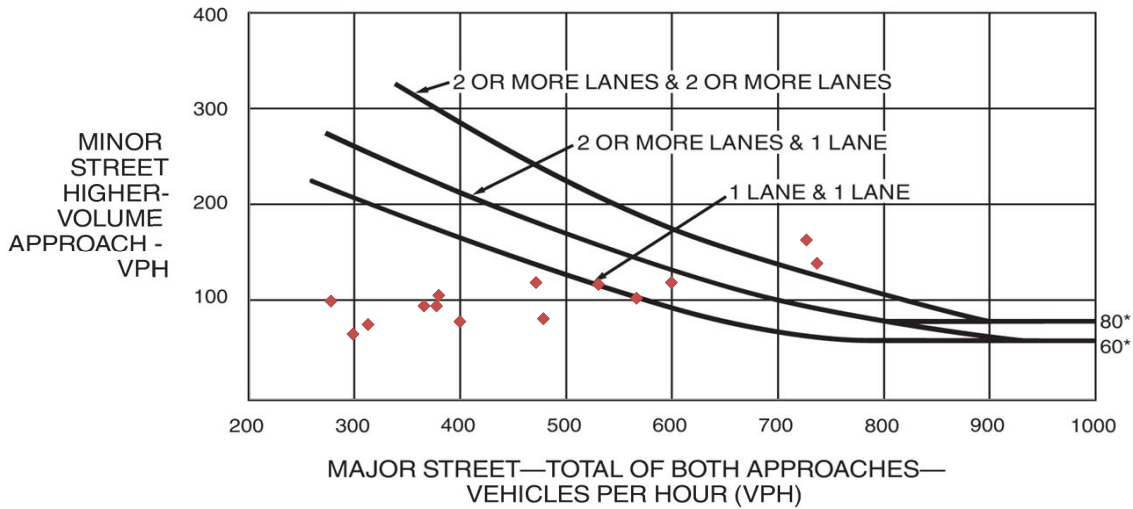
Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume



*Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.

Figure 4C-2. Warrant 2, Four-Hour Vehicular Volume (70% Factor)

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET)



*Note: 80 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor-street approach with one lane.

Traffic Signal Warrants Worksheet

Major Street: Lancaster Hutchins Rd
 Minor Street: W. Wintergreen Rd

WARRANT 7 - Crash Warrant

Satisfied

NO

Minimum Volume Requirements	Entering volumes - all approaches	Y or N	Fulfilled (Y or N)
One warrant satisfied 80%	During typical weekday peak hour	N	N
	OR During each of any 5 hours of Sat. or Sun.	N/A	
Signal will not seriously disrupt progressive traffic flow			Y
Adequate trial of less restrictive remedies has failed to reduce accident frequency			Y
Accidents within a 12 month period susceptible for correction and involving injury or >= \$500 damage			Y
Minimum Requirements	Number of accidents		
5 or more	6		



APPENDIX: All-Way Stop Control Warrant Analysis Worksheet

MULTI-WAY STOP SIGN WARRANT ANALYSIS

City/County:	Hutchins	85th-percentile speed on the major street exceeds 40 mph? (Y or N)	Y	
State:	Texas		Year	2026
Date:	6/4/2025			
Major Street:	Lancaster Hutchins Rd	Scenario:	Buildout	
Minor Street:	W. Wintergreen Rd	Analyzed by:	Kimley-Horn & Associates	

24-Hour Volume Summary				Major Street	Minor Street	Bicycle	Pedestrian
				Total of Both Approaches	Total of Both Approaches	Total of All Approaches	Total of All Approaches
6:00 AM	06:00 AM	TO	07:00 AM	478	140		
7:00 AM	07:00 AM	TO	08:00 AM	566	178		
8:00 AM	08:00 AM	TO	09:00 AM	399	156		
9:00 AM	09:00 AM	TO	10:00 AM	312	145		1
10:00 AM	10:00 AM	TO	11:00 AM	298	124		1
11:00 AM	11:00 AM	TO	12:00 PM	365	174		
12:00 PM	12:00 PM	TO	01:00 PM	377	177		
1:00 PM	01:00 PM	TO	02:00 PM	379	204		
2:00 PM	02:00 PM	TO	03:00 PM	530	209		
3:00 PM	03:00 PM	TO	04:00 PM	599	222		
4:00 PM	04:00 PM	TO	05:00 PM	737	259		
5:00 PM	05:00 PM	TO	06:00 PM	727	280		
6:00 PM	06:00 PM	TO	07:00 PM	471	207		
7:00 PM	07:00 PM	TO	08:00 PM	277	147		
8:00 PM	08:00 PM	TO	09:00 PM	182	71		
9:00 PM	09:00 PM	TO	10:00 PM	137	71		

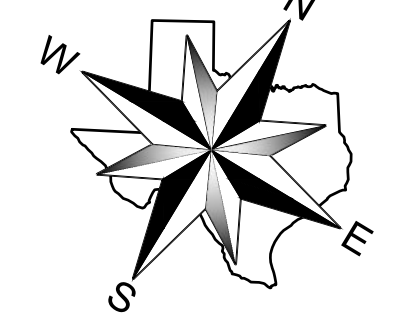
Warrant 1		Warrant 1 Hourly Rank	
Major Street	Minor Street	Major Street	Minor Street
228%	100%	6	13
270%	127%	4	7
190%	111%	8	10
149%	104%	12	12
142%	89%	13	14
174%	124%	11	9
180%	126%	9	8
180%	146%	9	6
252%	149%	5	4
285%	159%	3	3
351%	185%	1	2
346%	200%	2	1
224%	148%	7	5
132%	105%	14	11
87%	51%	15	15
65%	51%	16	15
Threshold Values		Average of Top 8 Hours Of Minor Street	
210	140	548	217
Summary Met? YES			

Source: TMUTCD, 2011 Edition
 Created By: Kimley-Horn and Associates, Inc.

COMMENTS/NOTES:

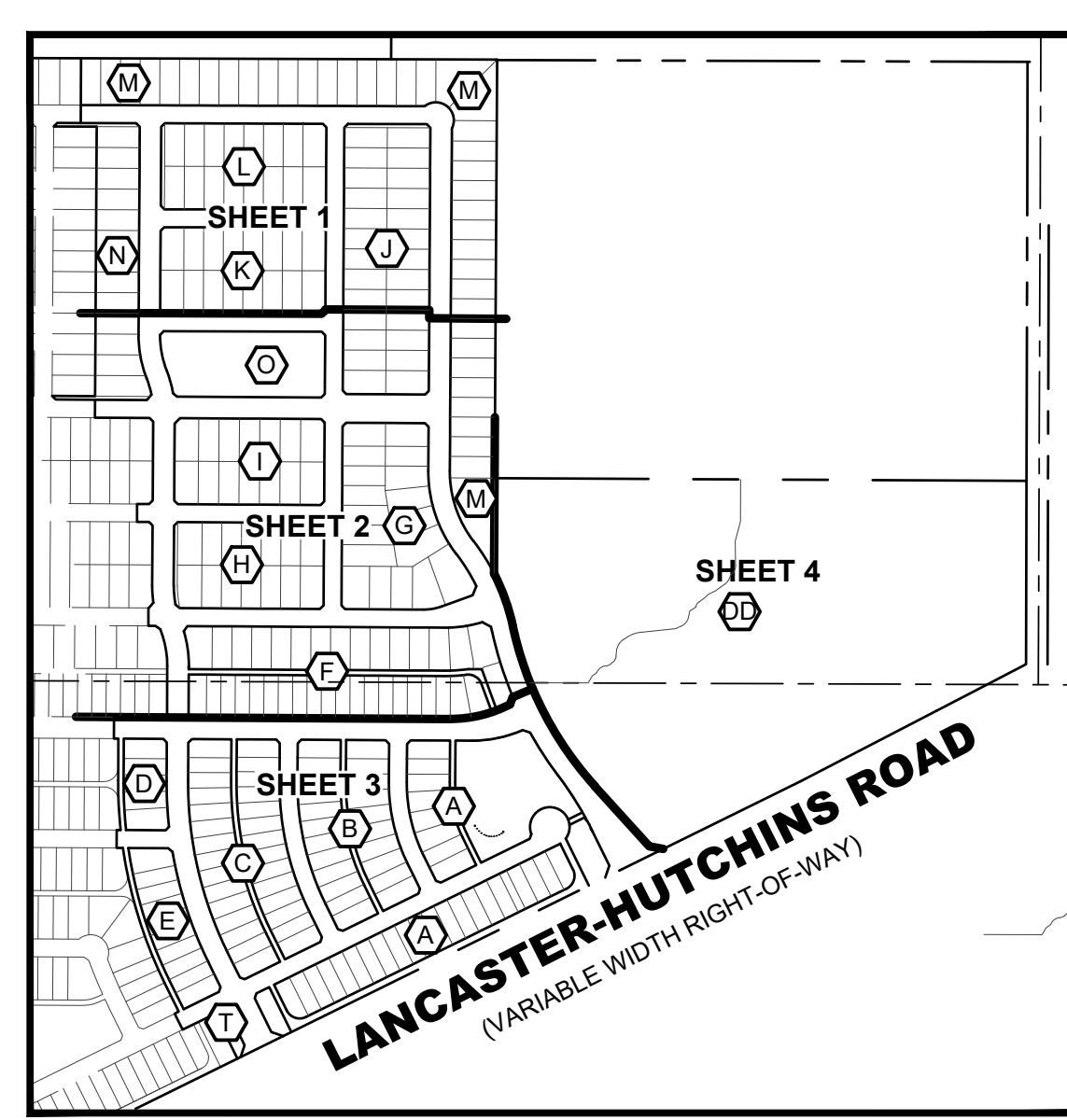
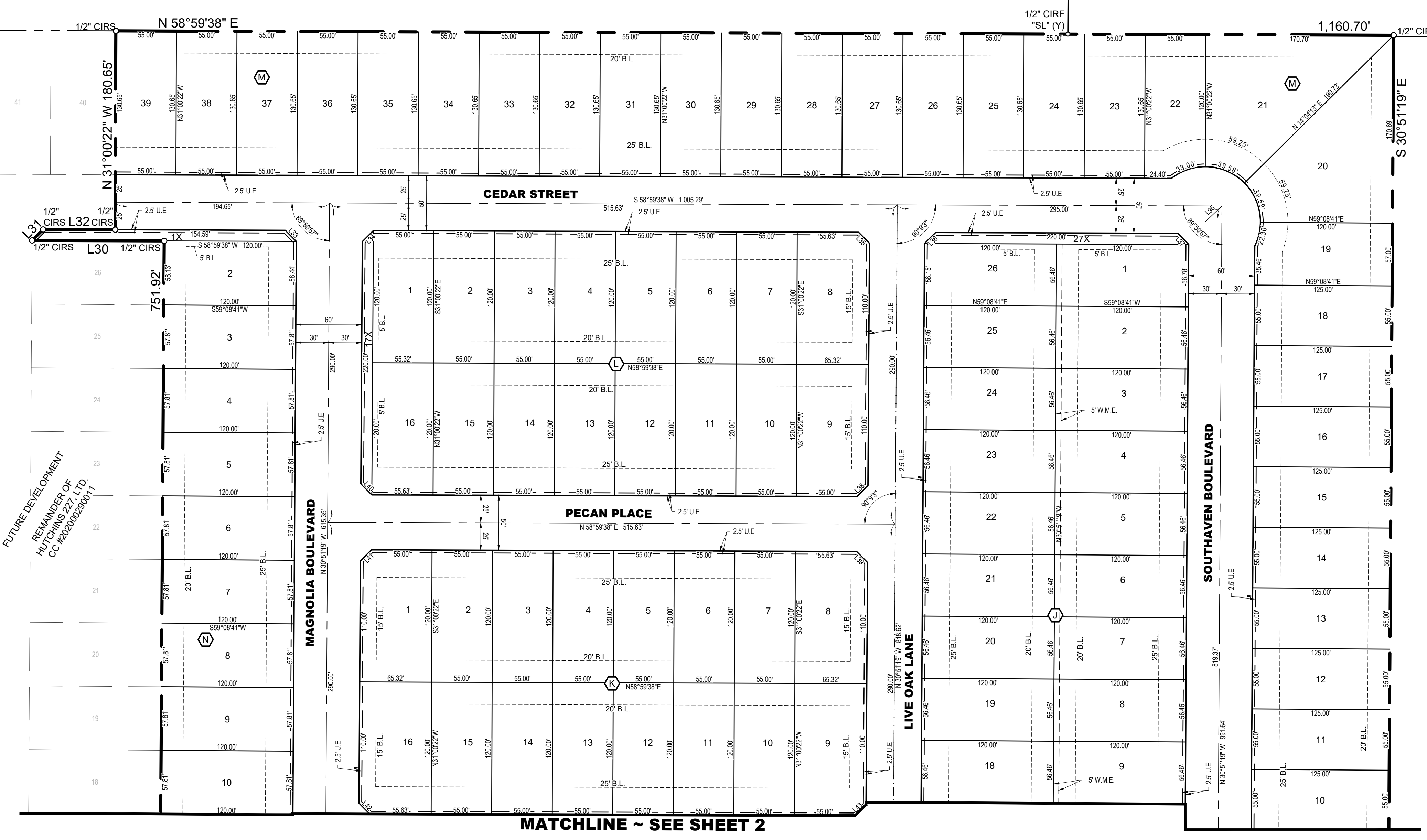
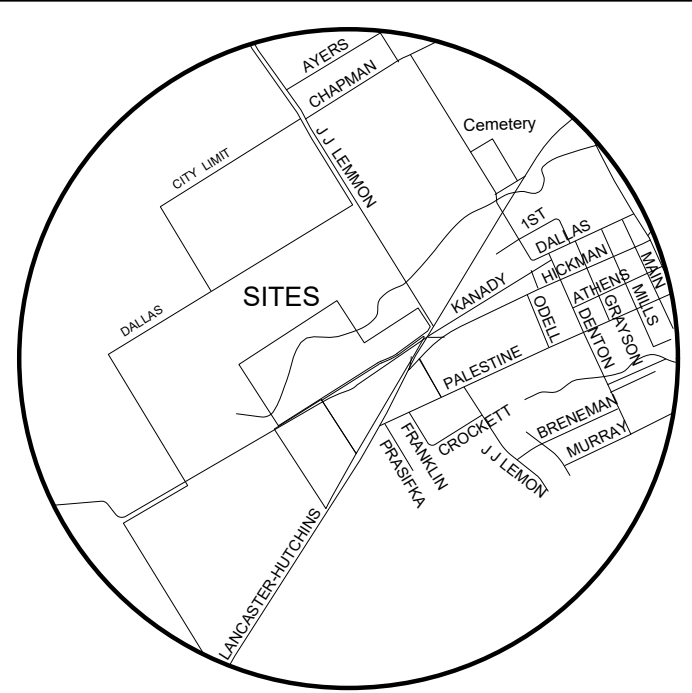


APPENDIX: Future Development Plans



ROBERT VANTIL
TRACT 2
CC #201100008984

ROBERT VANTIL
TRACT 1
CC #201100008984



NO.	DATE	REVISION	APPROV.

THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538 AND THE THOMAS FREEMAN SURVEY, ABSTRACT NO. 453 CITY OF HUTCHINS, DALLAS COUNTY, TEXAS
HUTCHINS 227, LTD.
4040 N. CENTRAL EXPRESSWAY, SUITE 850 DALLAS, TEXAS 75204

FINAL PLAT
SOUTHAVEN PHASE A
LOTS 1-8, 9X, 10-15, 16X, 17-34 BLOCK A; LOTS 1-22 BLOCK B; LOTS 1-29 BLOCK C; LOTS 1-14, 15-16 BLOCK D; LOTS 1-10 BLOCK E; LOTS 1-36 BLOCK F; LOTS 1-18 BLOCK G; LOTS 1-14, 15X BLOCK H; LOTS 1-14 BLOCK I; LOTS 1-26, 27X BLOCK J; LOTS 1-16 BLOCK K; LOT 1-16, 17X BLOCK L; LOTS 1X, 2-39 BLOCK M; LOTS 1X, 2-14, 15X BLOCK N; LOT 1X BLOCK O; LOT 1X, BLOCK T, AND LOTS 1, 2X BLOCK DD

ELENO MADRIGAL, TRUSTEE
CC #201300323523

SEE SHEET 5 of 6 FOR LOT AREA TABLES.
SEE SHEET 5 of 6 FOR LINE NUMBER TABLES.
SEE SHEET 6 of 6 FOR CURVE NUMBER TABLE.

FLOOD NOTE
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0513L, dated July 07, 2020, this property is within Flood Zones X, X (Shaded), and AE.

Zone AE - Special Flood Hazard Area, base flood elevation determined.
Zone AE - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

Zone X (Shaded) - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

"Notice: Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits."

"Drainage Easement Restriction: No construction or filling, without the written approval of the City of Hutchins shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result and that no obstruction to the natural flow of water will result. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation."

"Any public utility, including the City of Hutchins, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Hutchins, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone."

- ABBREVIATION LEGEND**
- IRF Iron Rod Found
 - CIRS Iron Rod Set w/ red plastic cap stamped "W.A.I."
 - IRF Iron Rod Found w/ cap (noted)
 - XCS "X" cut in concrete set
 - XCF "X" cut in concrete found
 - PKS PK nail set
 - PKF PK nail found
 - CM Controlling Monument
 - CC# County Clerk's Instrument No.
 - D.E. Drainage Easement
 - U.E. Utility Easement
 - W.M.E. Wall Maintenance Easement

FILED _____
VOLUME _____ PAGE _____, O.P.R.D.C.T.

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

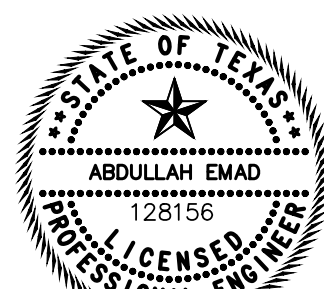
OWNER:
Hutchins 227, Ltd.
4040 N. Central Expressway,
Suite 850
Dallas, Texas 75204

FINAL PLAT
SOUTHAVEN PHASE A
LOTS 1-8, 9X, 10-15, 16X, 17-34 BLOCK A; LOTS 1-22 BLOCK B; LOTS 1-29 BLOCK C; LOTS 1-10 BLOCK D; LOTS 1-10 BLOCK E; LOTS 1-36 BLOCK F; LOTS 1-18 BLOCK G; LOTS 1-14, 15X BLOCK H; LOTS 1-14 BLOCK I; LOTS 1-26, 27X BLOCK J; LOTS 1-16 BLOCK K; LOT 1-16, 17X BLOCK L; LOTS 1X, 2-39 BLOCK M; LOTS 1X, 2-14, 15X BLOCK N; LOT 1X BLOCK O; LOT 1X, BLOCK T, AND LOTS 1, 2X BLOCK DD
92.873 ACRES (4,045,562 SQ. FT.)
THOMAS J. WAMPLER SURVEY ABSTRACT NO. 1538 AND THE THOMAS FREEMAN SURVEY ABSTRACT NO. 0453 CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

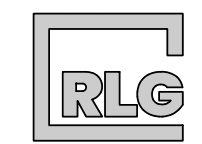
Date: 06.10.21
Scale: 1" = 60'
File: 354070E/FPLT
Project No.: 354070E
SHEET 1 of 6



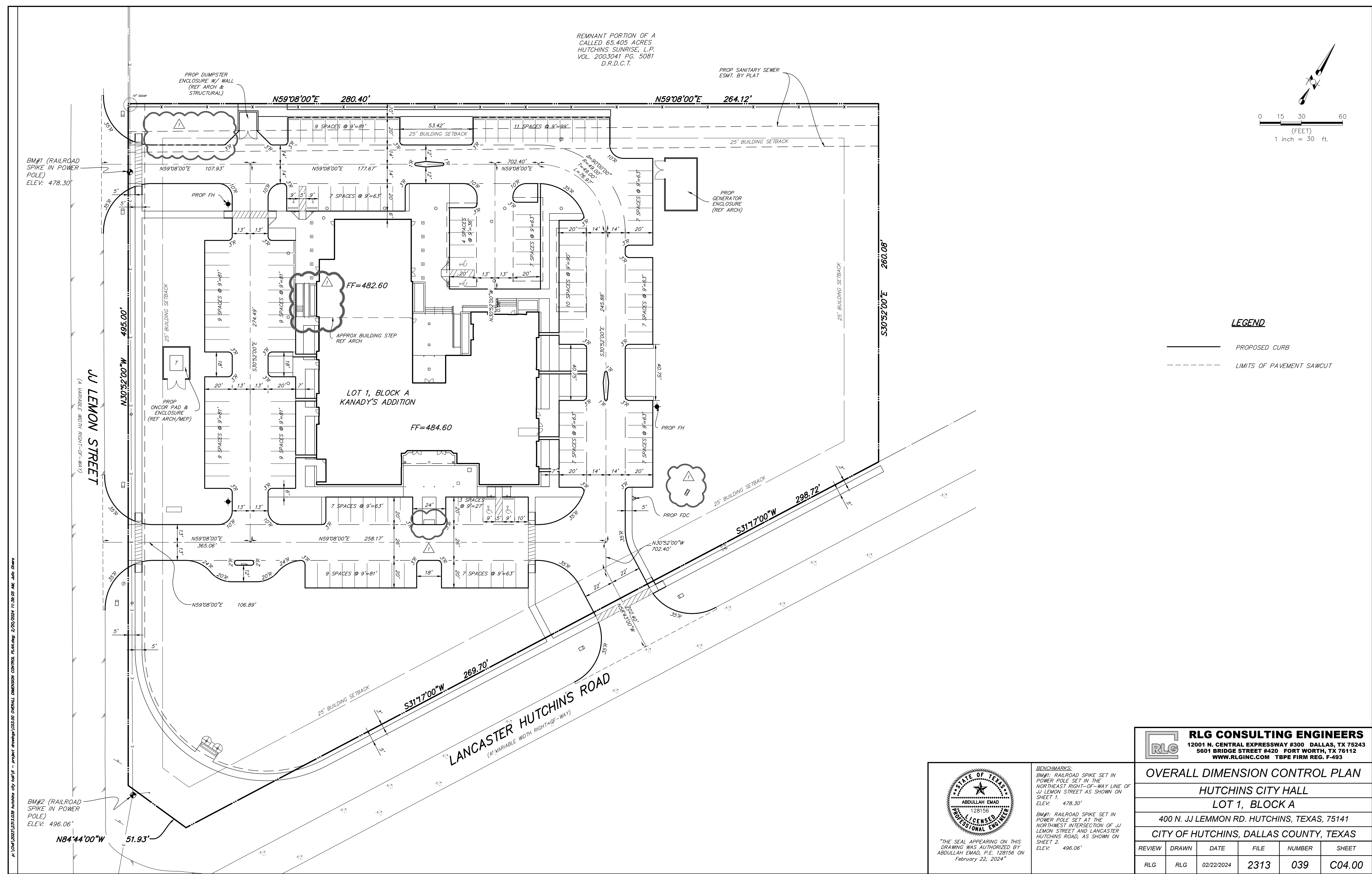
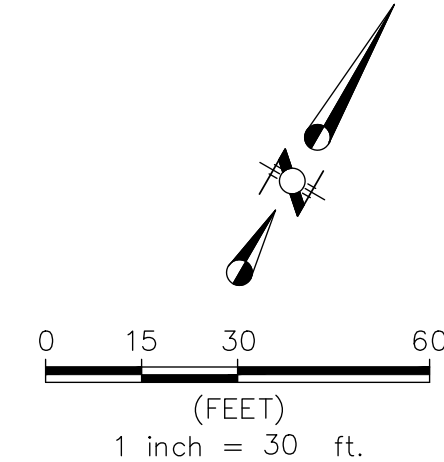
Lexington Cincinnati Cleveland Dallas Charleston



"THE SEAL APPEARING ON THIS DRAWING WAS AUTHORIZED BY ABDULLAH EMAD, P.E. 128156 ON February 22, 2024"



RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
5601 BRIDGE STREET #420 FORT WORTH, TX 76112
WWW.RLGINC.COM TBPE FIRM REG. F-493

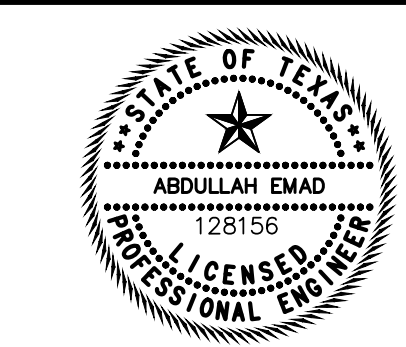


LEGEND

- PROPOSED CURB
- - - - LIMITS OF PAVEMENT SAWCUT

RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
5601 BRIDGE STREET #420 FORT WORTH, TX 76112
WWW.RLGINC.COM TBPE FIRM REG. F-493

OVERALL DIMENSION CONTROL PLAN					
HUTCHINS CITY HALL					
LOT 1, BLOCK A					
400 N. JJ LEMMON RD. HUTCHINS, TEXAS, 75141					
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS					
REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	02/22/2024	2313	039	C04.00



"THE SEAL APPEARING ON THIS DRAWING WAS AUTHORIZED BY ABDULLAH EMAD, P.E. 128156 ON February 22, 2024"

BENCHMARKS:
BM#1: RAILROAD SPIKE SET IN POWER POLE SET IN THE NORTHEAST RIGHT-OF-WAY LINE OF JJ LEMMON STREET AS SHOWN ON SHEET 1.
ELEV: 478.30'
BM#2: RAILROAD SPIKE SET IN POWER POLE SET AT THE NORTHWEST INTERSECTION OF JJ LEMMON STREET AND LANCASTER HUTCHINS ROAD, AS SHOWN ON SHEET 2.
ELEV: 496.06'

Revisions: 1 02/22/2024 ADDENDUM 1
Issue Date: 02.08.2024

Hutchins City Hall

ADDENDUM 01
400 N. JJ LEMMON RD.
HUTCHINS, TX 75141

OVERALL DIMENSION CONTROL PLAN

Project No.

C04.00

A:\DWG\2023\2313\2313_039.dwg 2/20/2024 11:28:07 AM Job: DWG



APPENDIX: Site Visit Photo Log



Photo 1 – W. Wintergreen Rd WB Stop Sign



Photo 2 – W. Wintergreen Rd EB Stop Sign



Photo 3 – Curvature on Lancaster Hutchins Rd South of Intersection



Photo 4 – Vegetation on West Side of Lancaster Hutchins Rd



APPENDIX: Crash Report Summaries

TXDOT CRIS DATA: WINTERGREEN RD AT LANCASTER HUTCHINS RD								
Crash ID	Contributing Factors	Crash Date	Crash Severity	Intersection Related	Manner of Collision	Surface Condition	Weather Condition	One Person's Property Exceeds \$1000 In Damages
19992754	DISREGARD STOP SIGN AND GO SIGNAL; DISREGARD STOP SIGN OR LIGHT; DRIVER INATTENTION; FAILED TO YIELD RIGHT OF WAY - STOP SIGN; UNSAFE SPEED	1/20/2024	N - NOT INJURED	INTERSECTION	ANGLE - BOTH GOING STRAIGHT	DRY	CLEAR	YES
19984564	FAILED TO CONTROL SPEED; FAILED TO YIELD RIGHT OF WAY - STOP SIGN	1/20/2024	N - NOT INJURED	INTERSECTION	ANGLE - BOTH GOING STRAIGHT	DRY	CLEAR	YES
20089036	DRIVER INATTENTION; TURNED IMPROPERLY - CUT CORNER ON LEFT	3/21/2024	N - NOT INJURED	INTERSECTION RELATED	ANGLE - ONE LEFT TURN - ONE STOPPED	WET	RAIN	YES
20122471	FAILED TO YIELD RIGHT OF WAY - STOP SIGN	4/5/2024	N - NOT INJURED	INTERSECTION	ANGLE - BOTH GOING STRAIGHT	DRY	CLEAR	YES
20179004	DRIVER INATTENTION	5/9/2024	N - NOT INJURED	INTERSECTION RELATED	SAME DIRECTION - BOTH GOING STRAIGHT - REAR END	DRY	CLOUDY	YES
20183404	FAILED TO YIELD RIGHT OF WAY - STOP SIGN	5/14/2024	A - SUSPECTED SERIOUS INJURY	INTERSECTION	ANGLE - BOTH GOING STRAIGHT	DRY	CLEAR	YES
20232721	FAILED TO YIELD RIGHT OF WAY - STOP SIGN	6/11/2024	B - SUSPECTED MINOR INJURY	INTERSECTION	ANGLE - BOTH GOING STRAIGHT	WET	CLEAR	YES
20359547	DISREGARD STOP SIGN OR LIGHT; DRIVER INATTENTION	8/27/2024	B - SUSPECTED MINOR INJURY	INTERSECTION	ANGLE - BOTH GOING STRAIGHT	DRY	CLEAR	YES
20430386	FAILED TO YIELD RIGHT OF WAY - TURNING LEFT	9/24/2024	N - NOT INJURED	INTERSECTION	ANGLE - BOTH GOING STRAIGHT	DRY	CLEAR	YES
20489230	DRIVER INATTENTION	11/7/2024	N - NOT INJURED	INTERSECTION	ANGLE - BOTH GOING STRAIGHT	DRY	CLEAR	YES
20501577	FAILED TO YIELD RIGHT OF WAY - STOP SIGN	11/8/2024	N - NOT INJURED	INTERSECTION	ANGLE - BOTH GOING STRAIGHT	WET	RAIN	YES
20538263	DISREGARD STOP SIGN OR LIGHT	11/26/2024	A - SUSPECTED SERIOUS INJURY	INTERSECTION	ANGLE - BOTH GOING STRAIGHT	DRY	CLEAR	YES



APPENDIX: Traffic Counts

National Data & Surveying Services

Intersection Turning Movement Count

Location: N Lancaster Hutchins Rd/Lancaster Hutchins Rd & W Wintergreen Rd
 City: Hutchins
 Control: 2-Way Stop(EB/AWB)

Project ID: 25-470038-001
 Date: 1/28/2025

Data - HT

NS/EW Streets:	N Lancaster Hutchins Rd/Lancaster Hutchins Rd				N Lancaster Hutchins Rd/Lancaster Hutchins Rd				W Wintergreen Rd				W Wintergreen Rd				TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
AM	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
12:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	2
12:15 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
12:30 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	2
12:45 AM	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	2
1:00 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
1:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
1:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
1:45 AM	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	2
2:00 AM	0	0	0	0	0	0	0	0	1	0	0	0	0	2	0	0	3
2:15 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	0	3
2:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 AM	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2
3:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	2
3:15 AM	0	0	0	0	0	0	0	0	3	2	0	0	0	0	0	0	5
3:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2
3:45 AM	1	1	0	0	0	0	0	0	3	0	0	0	0	0	0	0	5
4:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:15 AM	0	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	4
4:30 AM	0	1	3	0	0	0	0	0	0	0	1	0	2	0	1	0	8
4:45 AM	0	0	2	0	0	0	0	0	0	0	2	0	2	0	2	0	8
5:00 AM	2	0	2	0	0	0	0	0	0	1	0	0	2	1	1	0	9
5:15 AM	1	0	2	0	0	0	0	0	0	1	0	0	0	0	0	0	7
5:30 AM	1	0	4	0	1	0	0	0	0	0	0	0	3	2	0	0	11
5:45 AM	0	1	3	0	0	1	0	0	0	1	1	0	1	0	1	0	9
6:00 AM	3	1	1	0	1	1	0	0	1	1	2	0	2	0	0	0	13
6:15 AM	1	2	1	0	0	1	1	0	0	0	0	0	3	2	1	0	12
6:30 AM	1	4	3	0	1	0	0	0	0	1	4	0	3	0	0	0	14
6:45 AM	4	0	5	0	0	1	0	0	0	1	1	0	2	0	0	0	14
7:00 AM	0	0	1	0	1	0	0	0	0	2	0	0	3	3	1	0	11
7:15 AM	1	4	4	0	0	0	0	0	0	0	1	0	6	5	0	0	21
7:30 AM	1	2	2	0	0	3	1	0	0	0	1	0	3	1	0	0	14
7:45 AM	2	5	5	0	0	0	0	0	0	2	0	0	3	1	1	0	24
8:00 AM	1	4	2	0	2	2	1	0	0	1	0	0	0	1	1	0	15
8:15 AM	0	2	2	0	0	2	0	0	1	1	0	0	0	0	1	0	9
8:30 AM	0	3	2	0	0	2	0	0	0	2	3	0	3	1	0	0	16
8:45 AM	3	1	3	0	0	1	1	0	0	1	3	0	4	2	3	0	22
9:00 AM	3	7	7	0	0	4	0	0	0	3	3	0	5	1	0	0	26
9:15 AM	1	4	2	0	0	1	0	0	0	1	0	0	5	4	0	0	18
9:30 AM	1	4	3	0	0	4	1	0	0	1	4	0	4	3	0	0	24
9:45 AM	1	1	9	0	0	4	0	0	1	0	5	0	6	5	0	0	32
TOTAL VOLUMES:	27	45	72	0	8	34	11	0	13	20	25	0	65	43	14	0	377
APPROACH %'s:	18.75%	31.25%	50.00%	0.00%	15.09%	64.15%	20.75%	0.00%	22.41%	34.48%	43.10%	0.00%	53.28%	35.25%	11.48%	0.00%	
PEAK HR	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL:	4	11	12	0	1	10	1	0	0	2	2	0	15	10	2	0	70
PEAK HR FACTOR:	0.500	0.550	0.600	0.000	0.250	0.357	0.250	0.000	0.000	0.250	0.500	0.000	0.625	0.500	0.500	0.000	0.729
	0.563				0.429				0.500				0.614				
NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
10:00 AM	0	1	4	0	1	4	1	0	0	0	1	0	2	3	1	0	25
10:15 AM	0	4	3	0	3	2	2	0	0	3	1	0	3	2	0	0	21
10:30 AM	0	3	8	0	1	3	0	0	0	1	0	0	3	2	0	0	21
10:45 AM	0	2	7	0	0	2	1	0	1	0	0	0	4	2	1	0	20
11:00 AM	2	1	4	0	2	1	1	0	0	2	1	0	7	2	1	0	24
11:15 AM	2	3	4	0	1	0	1	0	0	3	0	0	4	1	1	0	22
11:30 AM	2	2	9	0	1	4	1	0	0	2	1	0	4	3	2	0	31
11:45 AM	0	4	3	0	1	0	0	0	0	2	1	0	8	2	2	0	23
12:00 PM	0	1	8	0	1	1	0	0	0	4	0	0	4	1	1	0	21
12:15 PM	0	2	4	0	0	2	2	0	1	3	0	0	2	1	0	0	17
12:30 PM	3	3	7	0	1	0	3	0	0	3	0	0	4	3	2	0	30
12:45 PM	3	2	2	0	0	2	0	0	0	0	1	0	2	2	1	0	15
1:00 PM	3	2	5	0	2	1	0	0	1	3	1	0	10	2	2	0	32
1:15 PM	0	0	9	0	1	0	1	0	0	2	3	0	3	2	3	0	24
1:30 PM	1	1	3	0	1	3	0	0	0	1	3	0	4	1	1	0	19
1:45 PM	1	4	2	0	3	6	0	0	0	2	3	0	4	1	1	0	27
TOTAL VOLUMES:	17	40	84	0	18	32	13	0	5	31	18	0	68	29	18	0	375
APPROACH %'s:	12.06%	28.37%	59.57%	0.00%	28.57%	50.79%	20.63%	0.00%	9.26%	57.41%	33.33%	0.00%	58.12%	24.79%	17.09%	0.00%	
PEAK HR	01:00 PM - 02:00 PM																TOTAL
PEAK HR VOL:	5	19	0		7	10	1	0	1	8	10	0	21	6	7	0	102
PEAK HR FACTOR:	0.417	0.438	0.528	0.000	0.583	0.417	0.250	0.000	0.250	0.667	0.833	0.000	0.525	0.750	0.583	0.000	0.797
	0.775				0.500				0.950				0.607				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
2:00 PM	1	2	6	0	1	2	0	0	0	0	3	0	5	5	3	0	28
2:15 PM	0	3	2	0	1	1	0	0	0	2	0	0	5	0	2	0	16
2:30 PM	2	2	2	0	1	4	0	0	0	3	0	0	8	0	0	0	22
2:45 PM	1	5	3	0	1	0	0	0	0	2	0	0	3	2	0	0	17
3:00 PM	1	3	5	0	1	1	0	0	0	3	0	0	7	0	0	0	22
3:15 PM	2	1	5	0	1	0	0	0	1	1	1	0	2	0	0	0	14
3:30 PM	1	0	2	0	4	4	0	0	1	0	0	0	4	1	1	0	18
3:45 PM	1	1	1	0	0	2	0	0	1	1	0	0	0	0	1	0	8
4:00 PM	0	1	1	0	1	4	1	0	0	1	0	0	3	1	0	0	17
4:15 PM	0	4	0	0	2	7	2	0	0	1	1	0	3	2	1	0	23
4:30 PM	1	5	0	0	2	2	0	0	0	2	0	0	4	1	1	0	18
4:45 PM	1	5	1	0	0	3	0	0	0	2	1	0	4	2	2	0	21
5:00 PM	2	1	6	0	0	0	0	0	0	1	0	0	3	1	0	0	14
5:15 PM	1	1	7	0	2	1	0	0	1	1	1	0	1	0	0	0	16
5:30 PM	0	1	4	0	1	1	0	0	0	6	0	0	1	1	1	0	16
5:45 PM	1	1	2	0	4	1	1	0	1	1	0	0	2	1	2	0	17
6:00 PM	1	3	3	0	0	0	1	0	0	0	1	0	1	1	0	0	11
6:15 PM	0	6	1	0	1	0	0	0	0	0	0	0	6	0	0	0	14
6:30 PM	0	5	1	0	1	2	0	0	0	2	0	0	1	1	0	0	13
6:45 PM	1	0	3	0	0	0	0	0	0	5	0	0	1	0	2	0	12
7:00 PM	0	0	2	0	0	3	0	0	0	2	2	0	0	0	0	0	9
7:15 PM	0	2	2	0	0	0	0	0	0	1	1	0	2	0	0	0	8
7:30 PM	3	1	1	0	0	0	0	0	2	0	0	0	2	0	2	0	11
7:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	3	1	0	0	6
8:00 PM	0	2	3	0	0	0	0	0	1	0	0	0	2	0	0	0	8
8:15 PM	0	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0	3
8:30 PM	0	2	3	0	0	1	0	0	0	0	0	0	1	0	0	0	7
8:45 PM</																	



APPENDIX: Speed Data

Prepared by National Data & Surveying Services
SPEED
 Lancaster Hutchins Rd N/O Witt Rd

Section E, Item 4.

Day: Tuesday
 Date: 4/1/2025

Project #: 1X25_470112_001

Time	NORTHBOUND										Total	SOUTHBOUND										Total	TOTALS										Total									
	5 15	15 20	20 25	25 30	30 35	35 40	40 45	45 50	50 55	55 60		60 65	65 70	70 75	75 80	80 85	85 90	90 95	95 100	5 15	15 20		20 25	25 30	30 35	35 40	40 45	45 50	50 55	55 60	60 65	65 70		70 75	75 80	80 85	85 90	90 95	95 100			
0:00	0	0	0	0	1	0	2	3	9	7	0	0	0	22	0	0	0	0	1	1	1	4	2	2	0	0	1	12	0	0	0	0	2	1	3	7	11	9	0	0	1	34
1:00	0	0	0	0	0	0	0	5	2	5	0	0	1	13	0	0	0	0	0	0	3	6	7	3	2	0	21	0	0	0	0	0	0	0	8	8	12	3	2	1	34	
2:00	0	0	0	0	0	1	2	2	7	4	5	2	0	23	0	0	0	0	0	0	3	6	7	3	0	3	22	0	0	0	0	1	2	5	13	11	8	2	3	45		
3:00	0	0	0	0	0	2	1	2	3	1	2	0	0	11	0	0	0	0	0	1	2	3	4	4	2	1	17	0	0	0	0	2	2	4	6	5	6	2	1	28		
4:00	0	0	0	0	0	0	1	5	13	15	3	3	4	44	0	0	0	0	0	1	4	14	19	4	1	1	44	0	0	0	0	2	9	27	34	7	4	5	88			
5:00	0	0	0	0	0	0	4	5	19	29	10	3	1	71	0	0	0	0	1	3	44	62	57	30	6	2	205	0	0	0	0	1	7	49	81	86	40	9	3	276		
6:00	0	0	0	1	0	1	2	29	36	34	18	9	3	133	0	0	0	0	1	12	63	61	58	19	1	5	220	0	0	0	1	2	14	92	97	92	37	10	8	353		
7:00	0	0	0	0	0	0	6	70	81	50	17	12	4	240	0	0	0	2	4	10	61	83	78	17	11	1	267	0	0	0	2	4	16	131	164	128	34	23	5	507		
8:00	0	0	0	0	1	2	4	43	68	54	14	4	1	191	0	0	0	0	2	6	44	51	41	7	2	3	156	0	0	0	1	4	10	87	119	95	21	6	4	347		
9:00	0	0	0	0	0	1	5	12	31	26	16	9	4	104	0	0	0	0	2	8	37	48	35	20	4	1	155	0	0	0	0	3	13	49	79	61	36	13	5	259		
10:00	0	0	0	1	1	1	8	25	41	31	9	5	1	123	0	0	0	0	1	3	11	22	29	22	10	1	99	0	0	0	1	2	4	19	47	70	53	19	6	1	222	
11:00	0	0	0	0	1	5	4	24	45	42	10	5	2	138	0	0	0	0	1	5	11	38	37	11	5	1	146	0	0	0	2	10	15	62	82	79	21	10	3	284		
12:00	0	0	0	0	2	3	5	49	56	24	19	7	1	166	0	0	0	0	2	2	15	47	51	28	9	1	156	0	0	0	4	5	20	96	107	52	28	8	2	322		
13:00	0	0	0	0	2	3	4	31	51	37	27	8	4	167	0	0	0	1	1	4	9	28	48	23	15	6	0	135	0	0	0	1	3	7	13	59	99	60	42	14	4	302
14:00	0	0	0	0	2	6	10	74	87	55	28	9	3	274	0	0	0	0	1	5	17	38	49	30	12	6	1	159	0	0	0	3	11	27	112	136	85	40	15	4	433	
15:00	0	0	0	0	1	2	8	69	92	83	38	8	3	304	0	0	0	0	2	9	42	54	48	19	4	2	180	0	0	0	1	4	17	111	146	131	57	12	5	484		
16:00	0	0	0	0	1	2	8	95	97	84	42	7	2	338	0	0	0	0	1	11	50	93	64	26	3	1	249	0	0	0	1	3	19	145	190	148	68	10	3	587		
17:00	0	0	0	0	0	0	11	99	102	66	47	9	4	338	0	0	0	0	0	6	50	91	75	28	3	0	253	0	0	0	0	0	17	149	193	141	75	12	4	591		
18:00	0	0	0	0	0	1	7	26	44	68	29	13	2	190	0	0	0	0	1	15	36	55	46	20	5	0	178	0	0	0	0	2	22	62	99	114	49	18	2	368		
19:00	0	0	0	0	1	2	2	14	32	42	17	8	1	119	0	0	0	0	0	4	5	34	42	35	8	2	1	131	0	0	0	1	6	7	48	74	77	25	10	2	250	
20:00	0	0	0	1	0	3	0	12	29	26	10	6	2	89	0	0	0	0	2	9	20	26	20	2	2	1	82	0	0	0	1	0	5	9	32	55	46	12	8	3	171	
21:00	0	0	0	0	0	0	1	8	17	16	10	5	4	61	0	0	0	0	1	6	20	16	7	5	0	0	55	0	0	0	0	1	7	28	33	23	15	5	4	116		
22:00	0	0	0	2	0	0	3	1	8	24	8	8	2	56	0	0	0	1	0	3	4	6	7	6	1	1	2	31	0	0	0	3	7	7	15	30	9	9	4	87		
23:00	0	0	0	0	0	0	1	4	2	6	5	3	0	21	0	0	0	0	1	7	9	5	7	0	0	0	29	0	0	0	0	1	8	13	7	13	5	3	0	50		
Totals	0	0	0	5	13	35	99	707	972	829	384	143	49	3,236	0	0	0	2	9	45	177	705	939	756	273	68	28	3,002	0	0	0	7	22	80	276	1,412	1,911	1,585	657	211	77	6,238
% of Totals	0%	0%	0%	0%	0%	1%	3%	22%	30%	26%	12%	4%	2%	100%	0%	0%	0%	0%	0%	1%	6%	23%	31%	25%	9%	2%	1%	100%	0%	0%	0%	0%	0%	1%	4%	23%	31%	25%	11%	3%	1%	100%

STATISTICS	00:00 - 12:00		12:00 - 24:00		07:00 - 09:00		16:00 - 18:00	
	%	Peak Volume	%	Peak Volume	%	Peak Volume	%	Peak Volume
00:00 - 12:00	0%	0	0%	0	0%	0	0%	0
Peak Hour	0:00	0:00	0:00	0:00	7:00	7:00	16:00	16:00
Peak Volume	0	0	0	0	700	700	0	0
12:00 - 24:00	0%	0	0%	0	0%	0	0%	0
Peak Hour	12:00	12:00	12:00	22:00	12:00	12:00	16:00	16:00
Peak Volume	0	0	3	9	0	0	0	0
07:00 - 09:00	0%	0	0%	0	0%	0	0%	0
Peak Hour	7:00	7:00	7:00	7:00	7:00	7:00	16:00	16:00
Peak Volume	0	0	0	0	700	700	0	0
16:00 - 18:00	0%	0	0%	0	0%	0	0%	0
Peak Hour	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00
Peak Volume	0	0	0	0	0	0	0	0

Direction	Percentiles					
	15th	50th	Average	85th	95th	ADT
NORTHBOUND	47	54	54	61	66	2236
SOUTHBOUND	47	53	53	59	64	3002
TOTALS	47	53	54	60	65	6238

Prepared by National Data & Surveying Services
SPEED
 Lancaster Hutchins Rd N/O Witt Rd

Section E, Item 4.

Day: Tuesday
 Date: 4/1/2025

Project #: TX25_470112_001

Time	NORTHBOUND														SOUTHBOUND														TOTALS														
	5 15	15 20	20 25	25 30	30 35	35 40	40 45	45 50	50 55	55 60	60 65	65 70	70 75	75 80	Total	5 15	15 20	20 25	25 30	30 35	35 40	40 45	45 50	50 55	55 60	60 65	65 70	70 75	Total	5 15	15 20	20 25	25 30	30 35	35 40	40 45	45 50	50 55	55 60	60 65	65 70	70 75	Total
0:00	0	0	0	0	1	0	2	1	4	3	0	0	0	11	0	0	0	0	1	0	0	2	1	0	0	0	0	4	0	0	0	0	2	0	2	3	5	3	0	0	0	0	15
0:15	0	0	0	0	0	0	1	2	3	0	0	0	0	6	0	0	0	0	1	1	0	1	0	0	0	0	3	0	0	0	0	1	1	1	3	3	0	0	0	0	9		
0:30	0	0	0	0	0	0	0	2	1	0	0	0	0	3	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	2	2	0	0	0	0	4		
0:45	0	0	0	0	0	0	1	1	0	0	0	0	0	2	0	0	0	0	0	0	0	2	0	1	0	0	1	4	0	0	0	0	0	0	3	1	1	0	0	1	6		
1:00	0	0	0	0	0	0	3	1	4	0	0	1	9	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	4	1	4	0	0	1	10			
1:15	0	0	0	0	0	0	2	1	1	0	0	4	0	0	0	0	0	0	0	0	0	0	1	2	0	0	3	0	0	0	0	0	0	2	2	3	0	0	0	7			
1:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	3	0	0	0	5	0	0	0	0	0	0	0	2	3	0	0	0	5			
1:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	3	2	3	2	0	12	0	0	0	0	0	0	0	0	2	3	2	3	2	0	12			
2:00	0	0	0	0	0	1	1	0	0	1	1	0	4	0	0	0	0	0	0	0	0	0	2	1	0	2	5	0	0	0	0	0	1	1	0	2	2	2	1	2	9		
2:15	0	0	0	0	0	1	1	0	1	3	1	0	7	0	0	0	0	0	0	0	0	1	1	0	2	2	0	0	0	0	0	1	1	0	2	4	1	0	0	9			
2:30	0	0	0	0	0	0	0	3	0	1	0	4	0	0	0	0	0	0	0	2	4	2	0	1	9	0	0	0	0	0	0	0	2	7	2	1	0	1	13				
2:45	0	0	0	0	0	1	3	1	2	1	0	8	0	0	0	0	0	0	0	1	1	2	2	0	6	0	0	0	0	0	0	2	4	3	4	1	0	1	14				
3:00	0	0	0	0	0	1	1	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2				
3:15	0	0	0	0	0	1	1	0	1	0	0	3	0	0	0	0	0	0	0	0	1	1	0	0	2	0	0	0	0	0	0	1	1	2	0	0	0	0	5				
3:30	0	0	0	0	1	0	1	1	1	0	0	4	0	0	0	0	0	0	1	1	0	2	2	0	6	0	0	0	0	0	1	1	1	3	3	0	0	10					
3:45	0	0	0	0	0	1	0	1	0	1	0	2	0	0	0	0	0	0	0	2	2	2	2	1	9	0	0	0	0	0	0	1	2	2	3	2	1	11					
4:00	0	0	0	0	0	0	4	5	1	0	2	12	0	0	0	0	0	0	2	2	2	1	0	8	0	0	0	0	0	0	0	2	6	7	2	0	3	20					
4:15	0	0	0	0	0	1	2	2	4	0	1	10	0	0	0	0	0	0	0	0	3	1	0	4	4	0	0	0	0	0	1	2	5	5	0	1	0	14					
4:30	0	0	0	0	0	2	5	4	1	1	1	14	0	0	0	0	0	0	2	1	8	1	0	13	0	0	0	0	0	0	4	6	12	2	2	1	27						
4:45	0	0	0	0	0	1	2	2	1	1	1	8	0	0	0	0	0	1	0	8	8	2	0	19	0	0	0	0	0	1	10	10	3	1	1	1	27						
5:00	0	0	0	0	0	1	2	4	2	1	0	10	0	0	0	0	0	0	2	6	3	0	1	12	0	0	0	0	0	0	3	8	7	2	2	0	22						
5:15	0	0	0	0	0	0	3	2	8	1	1	16	0	0	0	1	1	10	15	10	8	1	0	46	0	0	0	0	1	1	13	17	18	9	2	1	62						
5:30	0	0	0	0	0	2	0	5	6	3	1	17	0	0	0	1	17	19	20	9	2	0	68	0	0	0	0	0	0	3	17	24	26	12	3	0	85						
5:45	0	0	0	0	0	2	1	10	11	4	0	28	0	0	0	1	15	22	24	13	2	2	79	0	0	0	0	0	0	3	16	32	35	17	2	2	107						
6:00	0	0	0	0	0	0	3	5	5	2	1	16	0	0	0	1	2	7	13	20	6	0	1	50	0	0	0	0	1	2	10	18	25	8	1	1	66						
6:15	0	0	0	0	0	0	3	9	9	8	2	31	0	0	0	0	4	18	10	16	3	0	3	54	0	0	0	0	0	4	21	19	25	11	2	3	85						
6:30	0	0	0	0	0	2	10	13	16	7	2	52	0	0	0	0	3	22	16	9	4	0	54	0	0	0	0	0	5	32	29	25	11	2	2	106							
6:45	0	0	0	1	0	1	0	13	9	4	1	34	0	0	0	0	3	16	22	13	6	1	1	62	0	0	0	1	1	3	29	31	17	7	5	2	96						
7:00	0	0	0	0	0	0	16	24	10	4	2	57	0	0	0	1	2	1	15	18	18	5	4	1	65	0	0	0	1	2	1	31	42	28	9	6	2	122					
7:15	0	0	0	0	0	4	11	24	15	3	2	60	0	0	0	2	1	17	19	18	5	4	0	66	0	0	0	0	2	5	28	43	33	8	6	1	126						
7:30	0	0	0	0	0	0	26	22	10	5	6	71	0	0	0	0	4	14	23	21	4	1	0	67	0	0	0	0	0	4	40	45	31	9	7	2	138						
7:45	0	0	0	0	0	2	17	11	15	5	2	52	0	0	0	1	0	4	15	23	21	3	2	0	69	0	0	0	1	0	6	32	34	36	8	4	0	121					
8:00	0	0	0	0	0	3	21	24	21	5	2	76	0	0	0	1	1	8	19	11	2	0	1	43	0	0	0	0	1	4	29	43	32	7	2	1	119						
8:15	0	0	0	0	1	1	1	10	18	10	3	44	0	0	0	1	2	10	6	9	2	1	1	32	0	0	0	0	1	2	3	20	24	19	5	1	1	76					
8:30	0	0	0	0	0	1	0	10	16	10	2	41	0	0	0	0	1	17	9	8	2	0	1	38	0	0	0	0	1	1	27	25	18	4	2	1	79						
8:45	0	0	0	0	0	0	2	10	13	4	0	30	0	0	0	0	2	9	17	13	1	1	0	43	0	0	0	0	0	2	11	27	26	5	1	1	73						
9:00	0	0	0	0	1	2	4	10	6	5	3	33	0	0	0	0	3	10	12	7	6	2	0	40	0	0	0	0	1	5	14	22	13	11	5	2	73						
9:15	0	0	0	0	0	0	5	8	6	4	2	26	0	0	0	0	8	6	10	7	2	0	33	0	0	0	0	0	0	13	14	16	11	4	1	59							
9:30	0	0	0	0	0	1	9	8	3	2	1	24	0	0	0	1	3	12	15	7	1	0	0	39	0	0	0	0	1	3	13	24	15	4	2	1	63						
9:45	0	0	0	0	0	3	2	4	6	4	2	21	0	0	0	0	2	7	15	11	6	0	1	43	0	0	0	0	1	5	9	19	17	10	2	1	64						
10:00	0	0	0	0	0	2	10	14	7	1	1	35	0	0	0	0	0	7	2	5	4	0	0	18	0	0	0	0	0	2	17	16	12	5	1	0	53						
10:15	0	0	0	1	1	0	2	3	12	9	3	33	0	0	0	1	3	4	7	10	6	0	1	32	0	0	0	1	2	3	6	10	22	15	3	3	0	65					
10:30	0	0	0	0	0	0	3	6	9	1	2	21	0	0	0	0	4	2	8	4	2	0	0	20	0	0	0	0	0	4	5	14	13	3	2	0	41						
10:45	0	0	0	0	1	4	9	9	6	4	0	34	0	0	0	0	3	6	9	7	4	0	0	29	0	0	0	0	1	7	15	18	13	8	0	1	63						
11:00	0	0	0	0	1	0	4	7	11	2	1	27	0	0	0	0	1	4	9	9	10	1	1	0	35	0	0	0	1	1	4	13	16	21	3	2	1	62					
11:15	0	0	0	0	0	2	0	9	12	8	3	1	0	35	0	0	0	0	1	2	4	9	8	6	2	1	0	33	0	0	0	1	4	4	18	20	14	5	2	0	68		
11:30	0	0	0	0	0	2	4	13	14	3	1	0	39	0	0	0	0	2	0	11																							

SPEED
Lancaster Hutchins Rd N/O Witt Rd

Section E, Item 4.

Project #: TX25_470112_001

Day: Tuesday

Date: 4/1/2025

Time	NORTHBOUND														Total	SOUTHBOUND														Total	TOTALS										Total	
	5 15	15 20	20 25	25 30	30 35	35 40	40 45	45 50	50 55	55 60	60 65	65 70	70 75	75 80		5 15	15 20	20 25	25 30	30 35	35 40	40 45	45 50	50 55	55 60	60 65	65 70	70 75	75 80		5 15	15 20	20 25	25 30	30 35	35 40	40 45	45 50	50 55	55 60		60 65
12:00	0	0	0	0	1	0	1	15	12	3	5	4	1	42	0	0	0	0	2	1	7	15	14	8	1	0	0	48	0	0	0	0	3	1	8	30	26	11	6	4	1	90
12:15	0	0	0	0	0	1	4	8	19	11	5	1	0	49	0	0	0	0	0	1	1	14	15	7	2	1	0	41	0	0	0	0	0	2	5	22	34	18	7	2	0	90
12:30	0	0	0	0	1	2	0	18	19	6	2	2	0	50	0	0	0	0	0	0	2	4	9	4	6	0	0	25	0	0	0	0	1	2	2	22	28	10	8	2	0	75
12:45	0	0	0	0	0	0	0	8	6	4	7	0	0	25	0	0	0	0	0	0	5	14	13	9	0	0	1	42	0	0	0	0	0	0	5	22	19	13	7	0	1	67
13:00	0	0	0	0	0	0	0	12	12	9	10	3	2	48	0	0	0	0	0	0	6	14	8	2	2	0	32	0	0	0	0	0	0	0	18	26	17	12	5	2	80	
13:15	0	0	0	0	0	0	1	13	15	10	4	2	0	45	0	0	0	0	0	1	2	6	13	2	3	0	30	0	0	0	0	0	1	3	19	28	12	7	5	0	75	
13:30	0	0	0	0	2	3	3	3	13	8	3	1	0	36	0	0	0	1	0	1	5	8	9	7	4	0	35	0	0	0	1	2	4	8	11	22	15	7	1	0	71	
13:45	0	0	0	0	0	0	0	3	11	10	10	2	2	38	0	0	0	0	1	2	2	8	12	6	6	1	0	38	0	0	0	1	2	2	11	23	16	16	3	2	76	
14:00	0	0	0	0	0	0	2	7	11	10	8	4	2	44	0	0	0	0	0	1	9	8	4	4	1	0	27	0	0	0	0	0	0	3	16	19	14	12	5	2	71	
14:15	0	0	0	0	0	2	2	11	16	11	5	2	0	49	0	0	0	0	0	2	6	8	15	10	2	3	1	47	0	0	0	0	0	4	8	19	31	21	7	5	1	96
14:30	0	0	0	0	1	1	3	37	34	18	5	2	1	102	0	0	0	0	0	2	4	6	17	8	3	0	40	0	0	0	0	1	3	7	43	51	26	8	2	1	142	
14:45	0	0	0	0	1	3	3	19	26	16	10	1	0	79	0	0	0	0	1	6	15	9	8	3	2	0	45	0	0	0	0	2	4	9	34	35	24	13	3	0	124	
15:00	0	0	0	0	0	0	1	15	27	20	11	1	0	75	0	0	0	0	0	2	16	12	13	0	1	1	45	0	0	0	0	0	3	31	39	33	11	2	1	120		
15:15	0	0	0	0	1	0	1	7	10	8	10	3	2	42	0	0	0	0	2	3	8	15	8	8	0	0	44	0	0	0	0	1	2	4	15	25	16	18	3	2	86	
15:30	0	0	0	0	0	2	6	31	26	25	12	2	1	105	0	0	0	0	0	4	8	11	11	5	0	0	39	0	0	0	0	2	10	39	37	36	17	2	1	144		
15:45	0	0	0	0	0	0	0	16	29	30	5	2	0	82	0	0	0	0	0	0	10	16	16	6	3	1	52	0	0	0	0	0	0	26	45	46	11	5	1	134		
16:00	0	0	0	0	0	1	2	13	23	15	9	2	1	66	0	0	0	0	1	4	7	21	10	3	0	1	47	0	0	0	0	2	6	20	44	25	12	2	2	113		
16:15	0	0	0	0	0	0	0	28	19	24	13	2	1	87	0	0	0	0	0	4	9	20	16	8	0	0	57	0	0	0	0	0	4	37	39	40	21	2	1	144		
16:30	0	0	0	0	1	0	5	31	27	21	10	2	0	97	0	0	0	0	0	1	15	29	23	6	2	0	76	0	0	0	0	1	0	6	46	56	44	16	4	0	173	
16:45	0	0	0	0	0	1	1	23	28	24	10	1	0	88	0	0	0	0	0	2	19	23	15	9	1	0	69	0	0	0	0	0	1	3	42	51	39	19	2	0	157	
17:00	0	0	0	0	0	0	7	40	43	12	12	1	0	115	0	0	0	0	0	0	8	23	25	14	2	0	72	0	0	0	0	0	7	48	66	37	26	3	0	187		
17:15	0	0	0	0	0	0	1	24	16	18	13	3	2	77	0	0	0	0	0	1	11	24	15	6	0	0	57	0	0	0	0	0	2	35	40	33	19	3	2	134		
17:30	0	0	0	0	0	0	1	20	26	20	13	2	0	82	0	0	0	0	0	3	11	27	18	5	1	0	65	0	0	0	0	0	4	31	53	38	18	3	0	147		
17:45	0	0	0	0	0	0	2	15	17	16	9	3	2	64	0	0	0	0	0	2	20	17	17	3	0	0	59	0	0	0	0	0	4	35	34	33	12	3	2	123		
18:00	0	0	0	0	0	0	0	7	12	24	15	4	0	62	0	0	0	0	0	1	8	18	15	7	1	0	50	0	0	0	0	0	1	15	30	39	22	5	0	112		
18:15	0	0	0	0	0	0	5	11	18	18	6	3	2	63	0	0	0	0	0	10	7	12	10	8	3	0	50	0	0	0	0	0	15	18	30	28	14	6	2	113		
18:30	0	0	0	0	0	0	2	5	11	12	4	4	0	38	0	0	0	0	1	2	12	15	12	5	0	0	47	0	0	0	0	1	4	17	26	24	9	4	0	85		
18:45	0	0	0	0	0	1	0	3	3	14	4	2	0	27	0	0	0	0	0	2	9	10	9	0	1	0	31	0	0	0	0	0	1	2	12	13	23	4	3	0	58	
19:00	0	0	0	0	0	1	6	13	12	5	2	0	0	39	0	0	0	0	2	2	9	15	9	3	0	0	40	0	0	0	0	2	3	15	28	21	8	2	0	79		
19:15	0	0	0	0	0	0	1	8	10	6	2	1	0	28	0	0	0	0	0	1	3	7	10	5	3	1	1	31	0	0	0	0	0	1	3	8	18	15	9	3	2	59
19:30	0	0	0	0	1	0	6	12	4	4	0	0	0	33	0	0	0	0	0	1	0	11	7	10	1	0	30	0	0	0	0	1	1	0	17	13	22	5	4	0	63	
19:45	0	0	0	0	0	2	1	5	8	2	0	0	0	19	0	0	0	0	0	0	7	10	11	1	1	0	30	0	0	0	0	0	2	1	8	15	19	3	1	0	49	
20:00	0	0	0	0	0	1	0	3	14	11	4	3	1	37	0	0	0	0	1	1	7	7	7	1	0	0	24	0	0	0	0	0	2	1	10	21	18	5	3	1	61	
20:15	0	0	0	0	0	2	0	3	3	3	1	1	1	14	0	0	0	0	0	0	4	10	1	0	0	0	15	0	0	0	0	2	0	7	13	4	1	1	1	29		
20:30	0	0	0	1	0	0	0	4	4	7	2	1	0	19	0	0	0	0	0	1	4	7	7	5	0	2	1	27	0	0	0	1	0	1	4	11	11	12	2	3	1	46
20:45	0	0	0	0	0	0	0	2	8	5	3	1	0	19	0	0	0	0	0	4	2	2	7	1	0	0	16	0	0	0	0	0	4	4	10	12	4	1	0	35		
21:00	0	0	0	0	0	1	1	4	5	4	1	0	0	16	0	0	0	0	1	3	6	7	1	1	0	0	19	0	0	0	0	1	4	7	11	6	5	1	0	35		
21:15	0	0	0	0	0	0	0	4	6	3	1	2	1	17	0	0	0	0	0	2	6	3	3	1	0	0	15	0	0	0	0	0	2	10	9	6	2	2	1	32		
21:30	0	0	0	0	0	2	3	3	2	2	1	0	0	13	0	0	0	0	0	0	2	4	1	1	0	0	8	0	0	0	0	0	0	4	7	4	3	2	1	21		
21:45	0	0	0	0	0	0	1	4	5	3	0	0	2	15	0	0	0	0	0	1	6	2	2	2	0	0	13	0	0	0	0	0	1	7	6	7	5	0	2	28		
22:00	0	0	0	0	0	2	0	3	10	4	2	1	0	22	0	0	0	0	0	3	2	1	1	1	1	0	9	0	0	0	0	0	5	2	4	11	5	3	1	31		
22:15	0	0	0	0	1	0	0	1	8	2	4	0	0	16	0	0	0	1	0	3	0	2	1	2	0	0	9	0	0	0	2	0	3	0	2	2	10	2	4	0	25	
22:30	0	0	0	0	0	1	0	2	2	2	1	0	0	8	0	0	0	0	0	1	1	2	1	0	0	1	6	0	0	0	0	0	1	2								



STAFF REPORT

MEETING DATE:	October 6, 2024
MEETING TYPE:	Regular Council Meeting
SUBMITTED BY:	S. Perry
AGENDA CAPTION:	[Traffic Impact Analysis Lancaster Hutchins at Wintergreen] Presented by: [Steve Perry, Police Chief and Mamun Yusuf, Public Works Director]

Background Information

On June 5, 2025, The City of Hutchins requested Kimley-Horn to evaluate a traffic control analysis for the intersection of W. Wintergreen Road at Lancaster Hutchins Road. This memorandum serves as documentation of the analysis and recommendations.

Budget Implications

Cost of new signage

Operational Impact

Lancaster Hutchins and Wintergreen will be a safer intersection by installing a four way stop intersection.

Legal Review

City Attorney Joe Gorfida

Staff Recommendation

At the discretion of the mayor or his designee a stop sign may be placed at the of Lancaster Hutchins Rd. and Wintergreen. By taking this official action this would become a four way stop intersection.

Supporting Documentation and Attachments

Traffic Impact Analysis attached



MEMORANDUM

To: Mamun Yusuf, P.E.
City of Hutchins

From: Abby Axelson, P.E.
Rachel Moffett, E.I.T.
Kimley-Horn and Associates, Inc. (Texas Registration #F-928)

Date: June 5, 2025

Subject: Traffic Control Analysis – W. Wintergreen Road at Lancaster Hutchins Road

PRELIMINARY	
Kimley»Horn	
This document is released for the purposes of interim review under the authority of ABIGAIL AXELSON and not for construction, bidding, or permit purposes.	
Engineer	ABIGAIL AXELSON
P.E. No.	146056
Date	6/5/2025

The City of Hutchins requested Kimley-Horn to evaluate a traffic control analysis for the intersection of W. Wintergreen Road at Lancaster Hutchins Road. This memorandum serves as documentation of the analysis and recommendations.

Study Location

The intersection of W. Wintergreen Road at Lancaster Hutchins Road is currently a two-way stop-controlled intersection. Lancaster Hutchins Road runs north-south with a speed limit of 50 mph north of the intersection and 35 mph south of the intersection. It is the major road and is not controlled at the intersection. W. Wintergreen Road runs east-west and has a speed limit of 40 mph. W. Wintergreen Road is controlled with solar-powered flashing stop signs on both the east and west approaches.

Turning movement counts were collected for 24 hours on Tuesday, January 28, 2025, for use in the warrant analysis along with speed data that was collected along Lancaster Hutchins Rd on Tuesday, April 1, 2025. The collected traffic counts can be found in the **Appendix**. Traffic from two future developments in the area were also considered in the warrant analysis, which included the Southhaven single family residential development and a new Hutchins City Hall and Recreation Center. The study intersection is shown below in **Figure 1**.



Figure 1 – W. Wintergreen Road at Lancaster Hutchins Road

Site Observations

A site visit was performed on February 7th, 2025, during the morning peak hour. During the site visit, it was observed that the northbound approach to the intersection has a gradual curve, which could lead to sight issues of the upcoming intersection. Additionally, on the southbound approach, overgrown vegetation on the west side of the road could lead to sight challenges of the upcoming intersection. It was also observed that the change in speed limit from 35 mph to 50 mph on the northbound approach occurs just north of the intersection. The 50-mph speed limit sign can be seen by northbound vehicles south of the intersection; as a result, this sign placement could cause drivers to increase their speed through the intersection in anticipation of the change in speed limit. Approximately 1.5 miles north of the intersection, the speed limit is reduced to 40 mph. These existing conditions cause an atypical increase in speed for vehicles traveling along Lancaster Hutchins Road over a short distance. The speed changes from 35 mph to 50 mph, then back down to 40 mph for northbound vehicles, while for southbound vehicles, the speed changes from 40 mph to 50 mph, back down to 35 mph. A photo log from the site visit can be found in the **Appendix**.

Development of Background Traffic

There are two future developments to be constructed in the vicinity of the intersection of W. Wintergreen Road at Lancaster Hutchins Road, the Southhaven single family residential development and a new Hutchins City Hall and Recreation Center. The developments are shown below in **Figure 2**.

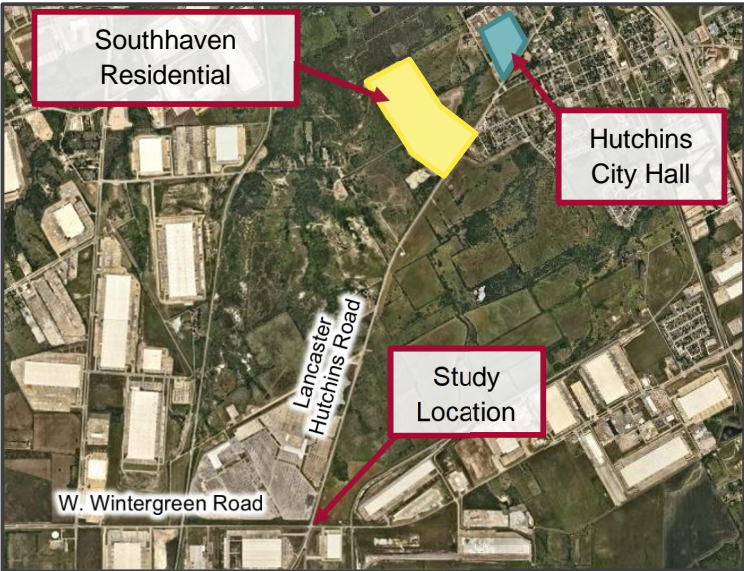


Figure 2 – Future Committed Developments

A site-generated traffic estimate was determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the 11th edition Trip

Generation Manual published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. The trips indicated are one-way trips or trip ends, where one vehicle entering and exiting the site is counted as one inbound trip and one outbound trip.

Table 1 shows the resulting daily and weekday AM and PM peak hour trip generation for the proposed developments.

Table 1: Trip Generation

Land Uses	Amount	Units	ITE Code	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Single Family Detached Housing	513	DU	210	4,542	83	247	330	291	171	462
Government Office Building	20,962	SF	730	474	53	17	70	9	27	36
Development Totals										
Total Net New External Vehicle Trips:				5,016	136	264	400	300	198	498

Trip Generation rates based on ITE's Trip Generation Manual, 11th Edition.

Based on existing traffic patterns, It was assumed that 30% of the site-generated traffic will travel south of the developments to utilize the study intersection. The background traffic vehicles were included in the buildout year of 2026 along with existing traffic volumes.

The existing traffic counts and historic counts near the site were compared to find expected growth trends within the study area. Historical traffic counts were found from TxDOT's public Traffic Count Database Center (TCDS). Based on the recent growth and development in the area, an annual growth rate of 5% was determined. See **Table 2** below for the historical volumes along Lancaster Hutchins Road north and south of the study intersection.

Table 2: Historical Volumes and Growth Rates

Lancaster Hutchin Rd North of W Wintergreen Rd				
Record	Year	Source	24-Hour Volume	Annual Growth Rate
1	2014	TxDOT	3,424	-
2	2019	TxDOT	5,219	8.8%
3	2025	KHA	5,440	0.7%
Average Growth 2014 - 2025:				4.18%

Lancaster Hutchin Rd South of W Wintergreen Rd				
Record	Year	Source	24-Hour Volume	Annual Growth Rate
1	2014	TxDOT	3,530	-
2	2019	TxDOT	4,776	6.2%
3	2025	KHA	6,136	4.3%
Average Growth 2014 - 2025:				5.13%

Assumed Annual Growth 5.0%

Traffic Signal Warrant Evaluations

The *Texas Manual on Uniform Traffic Control Devices* (TMUTCD) provides guidelines for performing a signal warrant analysis in *Chapter 4C: Traffic Signal Control Needs Studies*. A traffic signal may be warranted based on traffic volume, pedestrian volume, school crossing, vehicle progression, crash history, roadway network, or nearby grade crossings. This study evaluated all signal warrant criteria as defined in the TMUTCD, except pedestrian volume and school crossing.

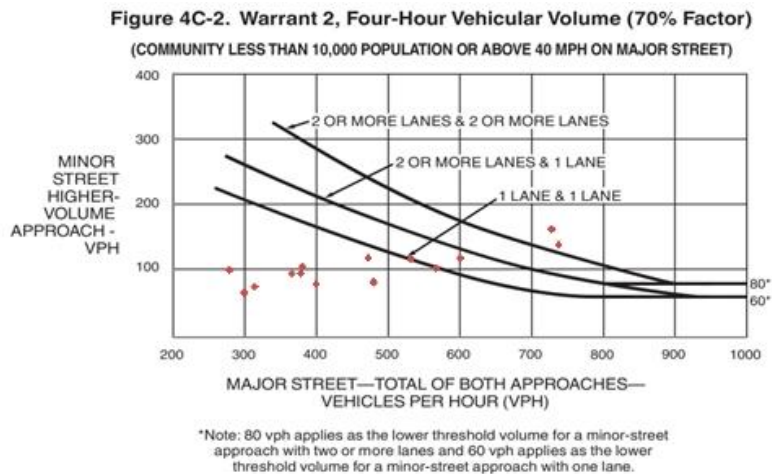
The satisfaction of a warrant is not a requirement that a signal be installed; warrants “define the minimum conditions under which installing traffic control signals might be justified,” per the TMUTCD.

Traffic Signal Analysis Results

It is stated in the TMUTCD that if the posted speed limit or the 85th percentile speed exceeds 40 mph for the major street, the traffic volumes in the 70 percent column of Table 4C-1 in the TMUTCD may be used in place of the 100 percent traffic volumes. Lancaster Hutchins Road meets this threshold since the current speed limit is 50 mph. Therefore, the intersection was analyzed with the lower thresholds.

Of the analyzed signal warrants, considering the existing traffic counts grown to the buildout year, the committed developments in the area, and the existing lane configuration, the intersection does meet Warrant 2 for the Four-Hour Volumes warrant. However, this does not include the evaluation of the future roadway expansion of W. Wintergreen Road into a four-lane divided roadway.

When the intersection is evaluated with the future expansion of W. Wintergreen Road, no warrants were met for traffic signalization. The Eight-Hour Volume thresholds (Warrant 1) only met for five of the required eight hours, which does not satisfy the warrant. In reference to **Figure 4C-2** from the TMUTCD, Warrant 2 is met when at least four of the plotted points representing the vehicle per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor-street approach (one direction only) all fall above the applicable curve for the existing lane configuration. As shown in the figure below, the existing traffic count volumes only met for two of the required four hours, which does not meet the threshold values of the Four-Hour Warrant.



Warrant 7, Crash Experience, was also analyzed, which evaluates crash history, reduced traffic volume thresholds, and whether adequate trials of alternatives have been implemented. After reviewing crash data from TxDOT's CRIS database, there were twelve crashes that occurred at the study intersection in the 12-month period between January 1, 2024, and December 31, 2024. Six of these crashes were due to vehicles that failed to yield right of way at the stop sign. This meets the minimum of five avoidable crashes in a 12-month period for Warrant 7. However, even with the reduced traffic volume thresholds, the intersection does not meet the warrant thresholds with the future traffic volumes and future lane configuration. Therefore, Warrant 7 is not met. The results of the traffic signal warrant analysis are shown in **Table 3**.

Table 3: Results of Traffic Signal Warrant Analysis

Warrant	Description	Warrant Met?
1	Eight-Hour Volume	Warrant Not Met
2	Four-Hour Volume	Warrant Not Met
3	Peak Hour Volume	Not Applicable
4	Pedestrian Volume	<i>Not Evaluated</i>
5	School Crossing	<i>Not Evaluated</i>
6	Coordinated Signal System	Not Applicable
7	Crash Experience	Warrant Not Met
8	Roadway Network	Not Applicable
9	Intersection Near a Grade Crossing	Not Applicable

The available crash data and warrant analysis worksheets are provided in the **Appendix**.

All-Way Stop-Control Warrant Evaluation

The Texas Manual on Uniform Traffic Control Devices (TMUTCD) identifies three All-Way Stop Control (AWSC) warrants as areas of analysis when investigating if All-Way Stop Control would be justified at a location. These warrants are as follows: where traffic control signals are justified, AWSC may be used as an interim measure; five or more reported crashes in a 12-month period that are susceptible to correction by AWSC; and minimum volumes. The minimum volumes are based on vehicular volume entering the intersection from the total of the major street approaches averaging 300 or more vehicles per hour for any eight hour of the day; as well as the total minor street volume averaging at least 200 vehicles/pedestrians per hour for the same eight hours with an average delay of 30 seconds per vehicle during the highest hour.

Additionally, Section 2B.07 of the TMUTCD states that multi-way stop control applications can be considered at locations where a road user, after stopping, cannot see conflicting traffic, even if traffic volume thresholds are not met.

The satisfaction of a warrant is not a requirement that an intersection should be converted to AWSC, but rather is a qualifier or an indication that the conversion may be a net benefit to the community. The analysis used the existing 24-hour turning movement counts at W. Wintergreen Road at Lancaster Hutchins Road for the analysis.

All-Way Stop Control Analysis Results

Based on the existing traffic counts, the average volumes for the top eight hours of the intersection meet the All-Way Stop Control warrant volume criteria thresholds. Additionally, the intersection meets the criteria of five or more crashes (that are susceptible to correction by AWSC) in a 12-month period. Therefore, the needed warrants are met for All-Way Stop Control and are recommended for implementation at this intersection.

The AWSC warrant analysis worksheets are provided in the **Appendix**.

Speed Analysis

The existing speed limits at the intersection of W. Wintergreen Road and Lancaster Hutchins Road are 35 mph to the south of the intersection and 50 mph to the north. However, further north on Lancaster Hutchins Road (approximately 1.5 miles), the speed limit decreases to 40 mph. The TMUTCD states that several factors should be considered when reevaluating speed limits, including roadway environment, roadway characteristics, geographic context, crash experience, and 85th percentile speeds.

Based on the existing speed data, the 85th percentile speeds along Lancaster Hutchins Road north of Witt Road are 59 mph during the nonpeak hours. Though this is above the current speed limit (50 mph), other characteristics were considered in reevaluating the existing speed limit, as described below.

- The frequency of driveways north of the intersection, along with potential for future development in the surrounding area. The known developments included the Southhaven Residential site and the future City Hall and Recreation Center.
- The high percentage of heavy trucks traveling along Lancaster Hutchins Road north of the study intersection.
- The existing speed limit changes for southbound traveling vehicles, who now experience speed limit changes from 40 mph to 50 mph, then back down to 35 mph within a 1.5-mile stretch.
- The history of over five reported crashes over a 12-month period at the study intersection.
- The proposed recommendation to implement a change in traffic control (all-way stop control) at the study intersection.

Considering all of these factors, it is recommended to adjust the speed limit along Lancaster Hutchins Road north of the W. Wintergreen Road from 50 mph to 45 mph.

When the future developments north of the intersection have completed construction, it is recommended that the City reevaluate the speed limit along this corridor. The spacing of the proposed driveways and density of entering and exiting traffic volumes could lower the 85th percentile speed

along Lancaster Hutchins Rd, potentially justifying an even lower speed limit in this area of 40 mph. However, with the current 85th percentile speeds and adjacent land uses, it is recommended for the speed limit to be adjusted to 45 mph in the interim condition.

Existing speed data is provided in the **Appendix**.

Recommendations

Based on the projected traffic volumes for 2026 from both developments, future Wintergreen Road widening, and available crash data, the intersection of W. Wintergreen Road and Lancaster Hutchins Road does not meet Traffic Signal Warrants. However, it does meet warrants for All-Way Stop Control. While it is not required, it is recommended that all-way stop control be implemented at this intersection.

If the City chooses to move forward with converting the intersection to all-way stop controlled, Stop Ahead (W3-1) signs are recommended along Lancaster Hutchins Road on both the northbound and southbound approaches. With the existing speed limits, the Stop Ahead signs should be placed a minimum of 100 ft in advance of the intersection on the northbound approach and a minimum of 250 ft in advance of the intersection on the southbound approach. If speed limits are altered on either approach, the minimum sign distances should be re-evaluated. Two red or orange flags are also recommended to be mounted above all stop signs to notify drivers of the traffic control change. Flags are to be oriented at 45 degrees to the vertical.

Based on all factors considered in the speed analysis, it is recommended to reduce the speed limit along Lancaster Hutchins Road north of W. Wintergreen Road from 50 mph to 45 mph. The presence of frequent driveways, adjacent speed limits of 35 mph and 40 mph, historical crash data at the study intersection, and percentage of heavy truck volumes all contribute to the roadside development considerations in this area. With the recommendation of proposed stop-control at the study intersection, this is expected to also lower the 85th percentile speeds in the area. As the two future developments north of the intersection come to completion, it is recommended that the City re-evaluate the speed limit along this corridor. The spacing of the proposed driveways and density of entering and exiting traffic volumes could lower the 85th percentile speed along Lancaster Hutchins Rd, potentially justifying an even lower speed limit in this area of 40 mph.

W. Wintergreen Road is currently under design to be expanded to a four-lane divided roadway, with the build out of the roadway anticipated in 2027. It is recommended that this intersection be re-evaluated for traffic control when construction is near completion due to the continuous growth in this area.



APPENDIX: Traffic Signal Warrant Analysis Worksheets

TRAFFIC SIGNAL WARRANT ANALYSIS (2011 TXMUTCD)

MAJOR STREET: Lancaster Hutchins Rd NB SB # OF APPROACH LANES:

MINOR STREET: W. Wintergreen Rd EB WB # OF APPROACH LANES:

CITY, STATE: Hutchins, TX

COMMENTS: Buildout (2026)

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N):

85TH PERCENTILE SPEED OR POSTED SPEED LIMIT GREATER THAN 40 MPH ON MAJOR STREET (Y OR N):

	Lancaster Hutchins Rd		Total	W. Wintergreen Rd		Minor Street Heavy Leg
	NB Approach	SB Approach		EB Approach	WB Approach	
6:00 - 7:00 AM	209	269	478	57	83	83
7:00 - 8:00 AM	279	287	566	74	104	104
8:00 - 9:00 AM	205	194	399	80	76	80
9:00 - 10:00 AM	165	147	312	77	68	77
10:00 - 11:00 AM	150	148	298	57	67	67
11:00 - 12:00 PM	191	174	365	78	96	96
12:00 - 1:00 PM	199	178	377	81	96	96
1:00 - 2:00 PM	210	169	379	97	107	107
2:00 - 3:00 PM	309	221	530	91	118	118
3:00 - 4:00 PM	327	272	599	102	120	120
4:00 - 5:00 PM	406	331	737	140	119	140
5:00 - 6:00 PM	414	313	727	164	116	164
6:00 - 7:00 PM	277	194	471	120	87	120
7:00 - 8:00 PM	162	115	277	101	46	101
8:00 - 9:00 PM	92	90	182	45	26	45
9:00 - 10:00 PM	85	52	137	39	32	39

Warrant	Description	Warrant Met?
1	Eight-Hour Volume	Warrant NOT Met
2	Four-Hour Volume	Warrant NOT Met
3	Peak Hour Volume	N/A
4	Pedestrian Volume	N/A
5	School Crossing	N/A
6	Coordinated Signal System	N/A
7	Crash Experience	Warrant NOT Met
8	Roadway Network	N/A
9	Intersection Near a Grade Crossing	N/A

06/04/25
Kimley-Horn and Associates, Inc.

TRAFFIC SIGNAL WARRANT ANALYSIS (2011 TXMUTCD)

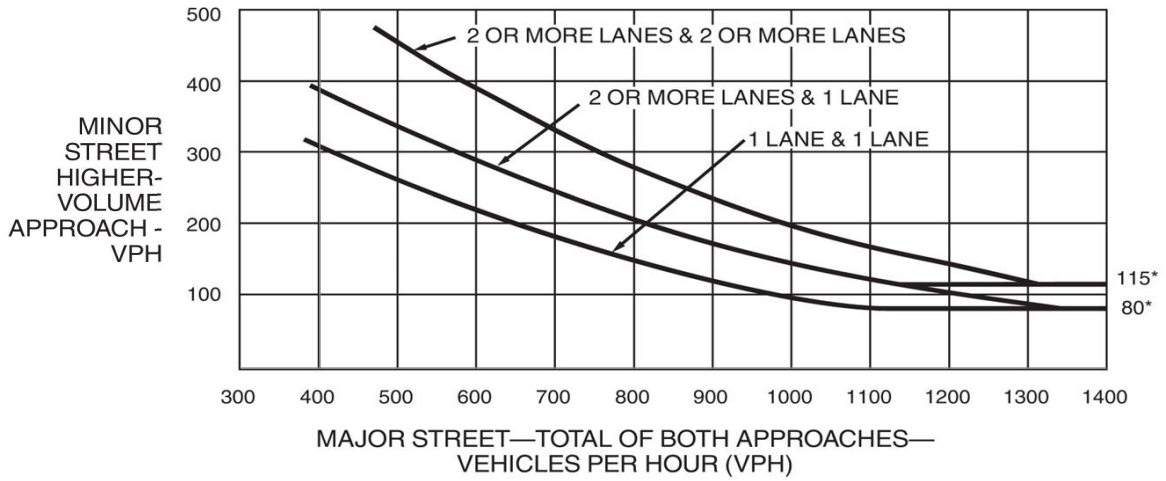
MAJOR STREET: Lancaster Hutchins Rd NB SB # OF APPROACH LANES: 1
 MINOR STREET: W. Wintergreen Rd EB WB # OF APPROACH LANES: 2
 CITY, STATE: Hutchins, TX
 COMMENTS: Buildout (2026)

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N): N
 85TH PERCENTILE SPEED OR POSTED SPEED LIMIT GREATER THAN 40 MPH ON MAJOR STREET (Y OR N): Y

	MAJOR ST TWO-WAY TRAFFIC	MINOR ST TRAFFIC HEAVY LEG	WARRANT 1 - Condition A, Part 1			WARRANT 1 - Condition B, Part 1			WARRANT 1 - Condition A, Part 2			WARRANT 1 - Condition B, Part 2			WARRANT 2 Four-Hour	WARRANT 3 Peak Hour
			MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET		
THRESHOLD VALUES			350	140		525	70		280	112		420	56			
06:00 AM TO 07:00 AM	478	83	Y				Y		Y			Y	Y	Y		
07:00 AM TO 08:00 AM	566	104	Y			Y	Y	Y	Y			Y	Y	Y		
08:00 AM TO 09:00 AM	399	80	Y				Y		Y				Y			
09:00 AM TO 10:00 AM	312	77					Y		Y				Y			
10:00 AM TO 11:00 AM	298	67							Y				Y			
11:00 AM TO 12:00 PM	365	96	Y				Y		Y				Y			
12:00 PM TO 01:00 PM	377	96	Y				Y		Y				Y			
01:00 PM TO 02:00 PM	379	107	Y			Y	Y		Y				Y			
02:00 PM TO 03:00 PM	530	118	Y			Y	Y	Y	Y	Y	Y	Y	Y	Y		
03:00 PM TO 04:00 PM	599	120	Y			Y	Y	Y	Y	Y	Y	Y	Y	Y		
04:00 PM TO 05:00 PM	737	140	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
05:00 PM TO 06:00 PM	727	164	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
06:00 PM TO 07:00 PM	471	120	Y				Y		Y	Y	Y	Y	Y	Y		
07:00 PM TO 08:00 PM	277	101					Y						Y			
08:00 PM TO 09:00 PM	182	45														
09:00 PM TO 10:00 PM	137	39														
	6,834	1,557	11	2	2	5	13	5	13	5	5	7	14	7	2	0
			8 HOURS NEEDED			8 HOURS NEEDED			8 HOURS NEEDED for both Condition A & B						4 HRS NEEDED	1 HR NEEDED
			NOT SATISFIED			NOT SATISFIED			NOT SATISFIED						NOT SATISFIED	NOT SATISFIED

06/04/25
 Kimley-Horn and Associates, Inc.

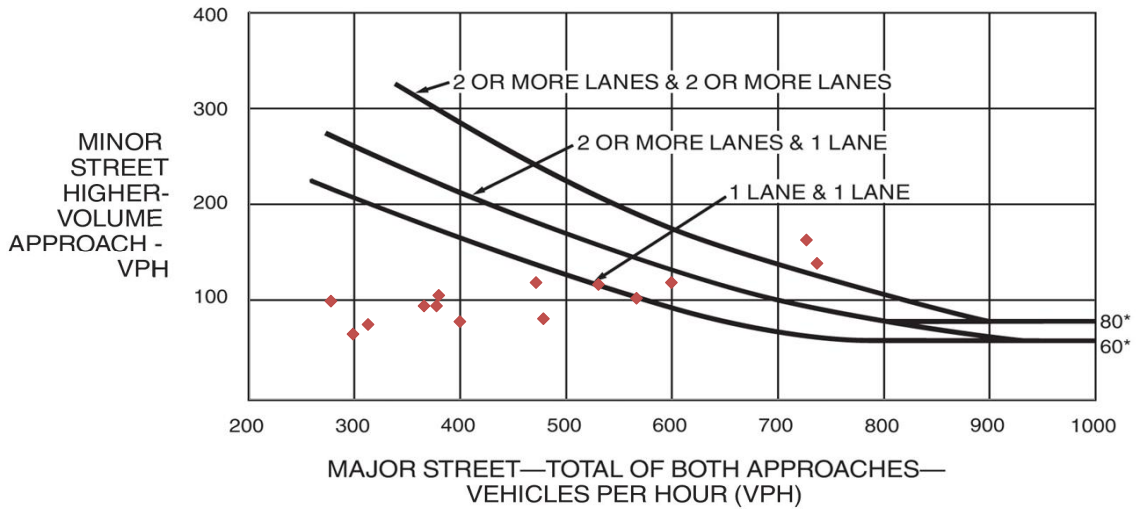
Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume



*Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.

Figure 4C-2. Warrant 2, Four-Hour Vehicular Volume (70% Factor)

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET)



*Note: 80 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor-street approach with one lane.

Traffic Signal Warrants Worksheet

Major Street: Lancaster Hutchins Rd
 Minor Street: W. Wintergreen Rd

WARRANT 7 - Crash Warrant

Satisfied

NO

Minimum Volume Requirements	Entering volumes - all approaches	Y or N	Fulfilled (Y or N)
One warrant satisfied 80%	During typical weekday peak hour	N	N
	OR During each of any 5 hours of Sat. or Sun.	N/A	
Signal will not seriously disrupt progressive traffic flow			Y
Adequate trial of less restrictive remedies has failed to reduce accident frequency			Y
Accidents within a 12 month period susceptible for correction and involving injury or >= \$500 damage			Y
Minimum Requirements	Number of accidents		
5 or more	6		



APPENDIX: All-Way Stop Control Warrant Analysis Worksheet

MULTI-WAY STOP SIGN WARRANT ANALYSIS

City/County:	Hutchins	85th-percentile speed on the major street exceeds 40 mph? (Y or N)	Y	
State:	Texas		Year	2026
Date:	6/4/2025			
Major Street:	Lancaster Hutchins Rd	Scenario:	Buildout	
Minor Street:	W. Wintergreen Rd	Analyzed by:	Kimley-Horn & Associates	

24-Hour Volume Summary				Major Street	Minor Street	Bicycle	Pedestrian
				Total of Both Approaches	Total of Both Approaches	Total of All Approaches	Total of All Approaches
6:00 AM	06:00 AM	TO	07:00 AM	478	140		
7:00 AM	07:00 AM	TO	08:00 AM	566	178		
8:00 AM	08:00 AM	TO	09:00 AM	399	156		
9:00 AM	09:00 AM	TO	10:00 AM	312	145		1
10:00 AM	10:00 AM	TO	11:00 AM	298	124		1
11:00 AM	11:00 AM	TO	12:00 PM	365	174		
12:00 PM	12:00 PM	TO	01:00 PM	377	177		
1:00 PM	01:00 PM	TO	02:00 PM	379	204		
2:00 PM	02:00 PM	TO	03:00 PM	530	209		
3:00 PM	03:00 PM	TO	04:00 PM	599	222		
4:00 PM	04:00 PM	TO	05:00 PM	737	259		
5:00 PM	05:00 PM	TO	06:00 PM	727	280		
6:00 PM	06:00 PM	TO	07:00 PM	471	207		
7:00 PM	07:00 PM	TO	08:00 PM	277	147		
8:00 PM	08:00 PM	TO	09:00 PM	182	71		
9:00 PM	09:00 PM	TO	10:00 PM	137	71		

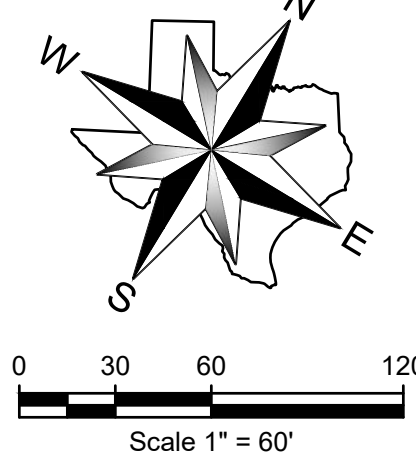
Warrant 1		Warrant 1 Hourly Rank	
Major Street	Minor Street	Major Street	Minor Street
228%	100%	6	13
270%	127%	4	7
190%	111%	8	10
149%	104%	12	12
142%	89%	13	14
174%	124%	11	9
180%	126%	9	8
180%	146%	9	6
252%	149%	5	4
285%	159%	3	3
351%	185%	1	2
346%	200%	2	1
224%	148%	7	5
132%	105%	14	11
87%	51%	15	15
65%	51%	16	15
Threshold Values		Average of Top 8 Hours Of Minor Street	
210	140	548	217
Summary Met? YES			

Source: TMUTCD, 2011 Edition
 Created By: Kimley-Horn and Associates, Inc.

COMMENTS/NOTES:

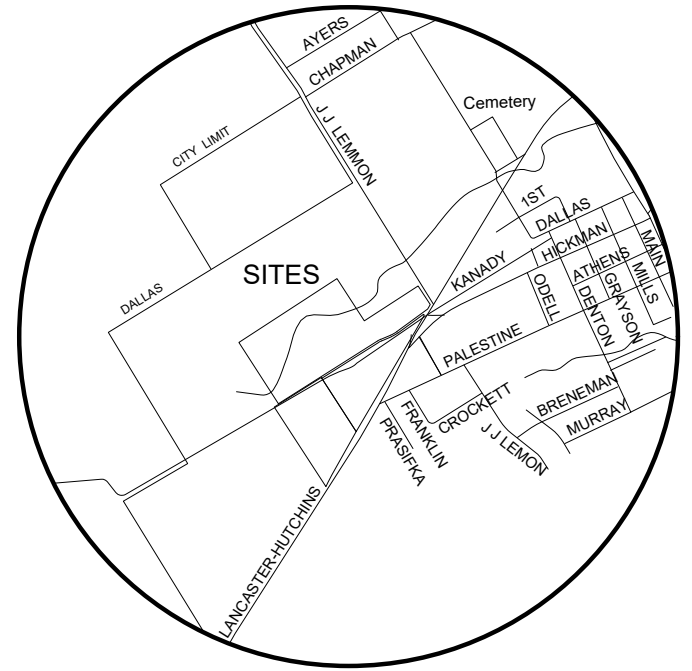


APPENDIX: Future Development Plans

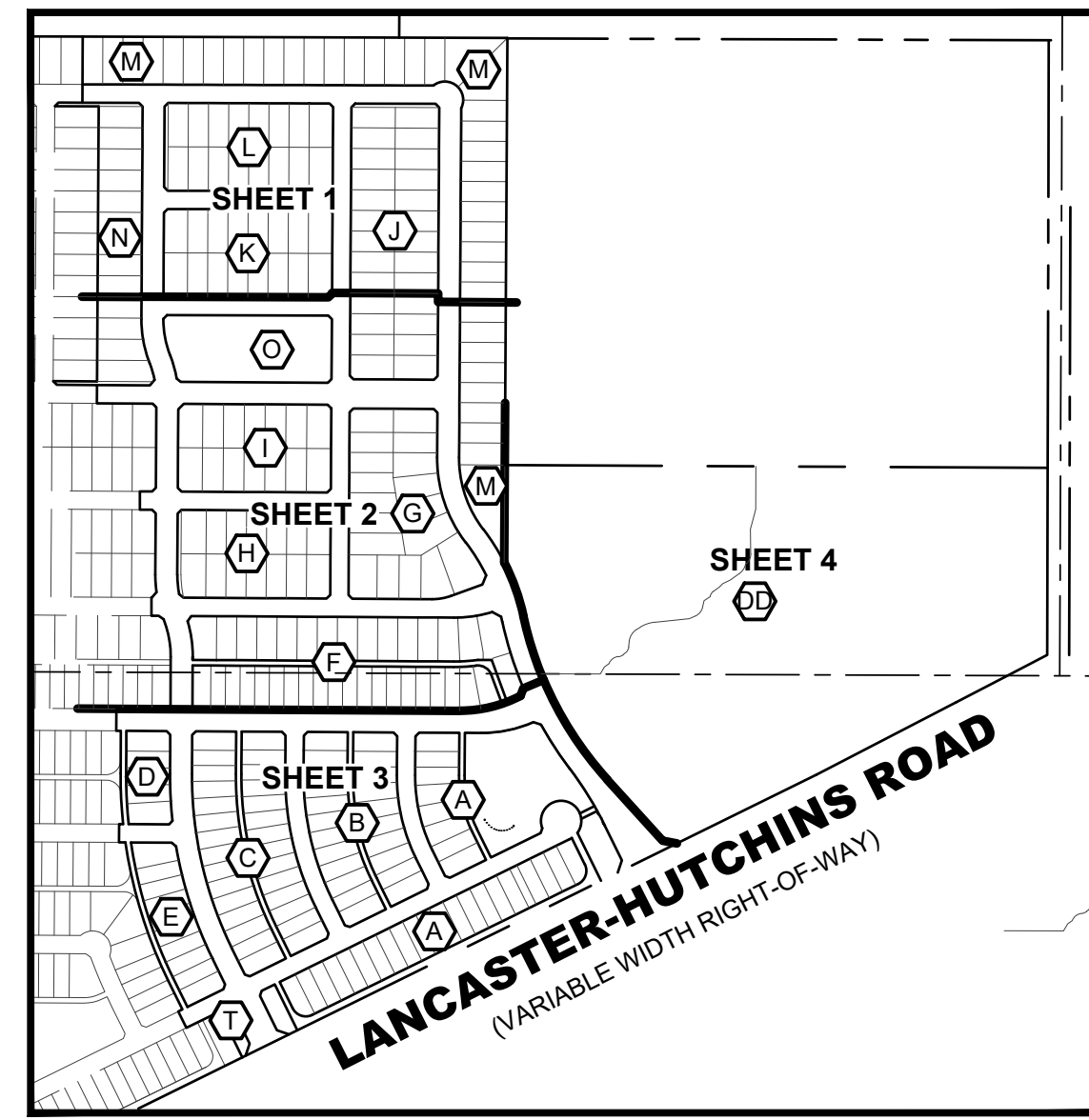


ROBERT VANTIL
TRACT 2
CC #201100008984

ROBERT VANTIL
TRACT 1
CC #201100008984



VICINITY MAP
NOT TO SCALE



KEY MAP
SCALE: 1" = 500

FLOOD NOTE
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0513L, dated July 07, 2020, this property is within Flood Zones X, X (Shaded), and AE.
Zone AE - Special Flood Hazard Area, base flood elevation determined.
Zone AE - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
Zone X (Shaded) - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

"Notice: Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits."
"Drainage Easement Restriction: No construction or filling, without the written approval of the City of Hutchins shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result and that no obstruction to the natural flow of water will result. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation."
"Any public utility, including the City of Hutchins, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Hutchins, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone."

ABBREVIATION LEGEND
IRF Iron Rod Found
CIRS Iron Rod Set w/ red plastic cap stamped "W.A.I."
CIRF Iron Rod Found w/ cap (noted)
XCS "X" cut in concrete set
XCF "X" cut in concrete found
PKS PK nail set
PKF PK nail found
CM Controlling Monument
CC# County Clerk's Instrument No.
D.E. Drainage Easement
U.E. Utility Easement
W.M.E. Wall Maintenance Easement

FILED _____
VOLUME _____ PAGE _____, O.P.R.D.C.T.

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

OWNER:
Hutchins 227, Ltd.
4040 N. Central Expressway,
Suite 850
Dallas, Texas 75204

SEE SHEET 5 of 6 FOR LOT AREA TABLES.
SEE SHEET 5 of 6 FOR LINE NUMBER TABLES.
SEE SHEET 6 of 6 FOR CURVE NUMBER TABLE.

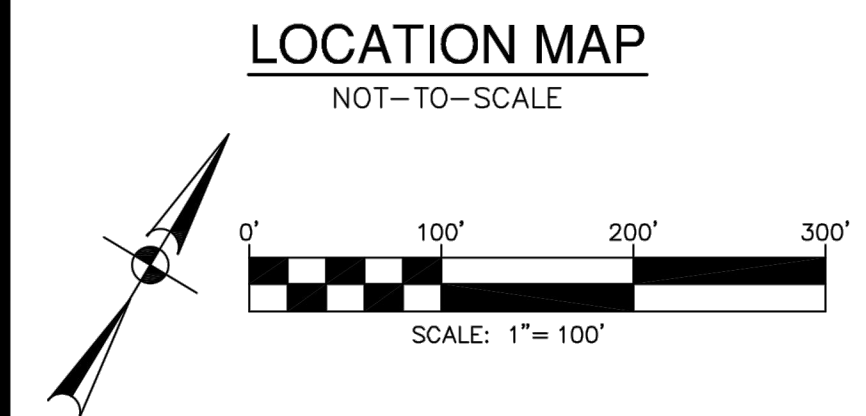
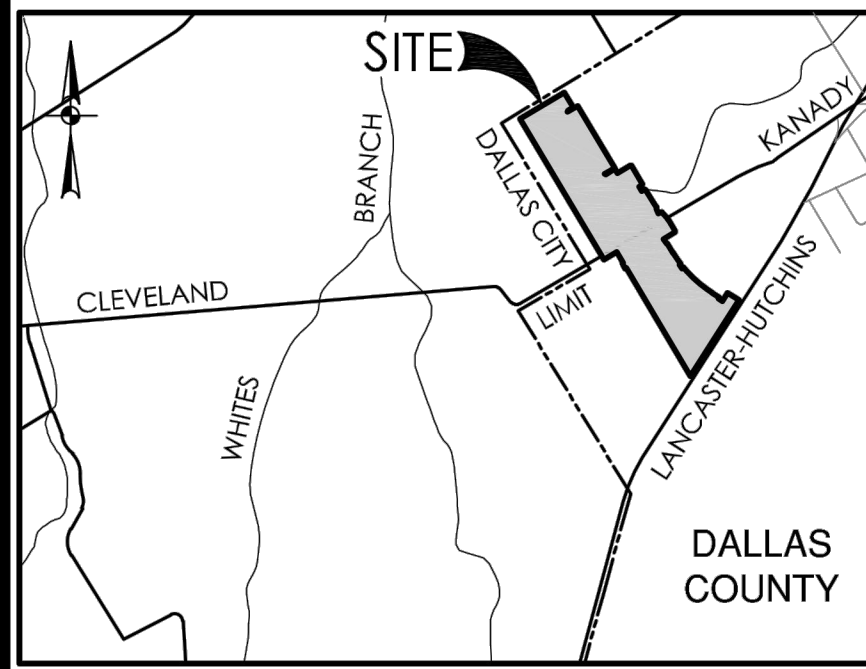
SOUTHAVEN PHASE A
LOTS 1-8, 9X, 10-15, 16X, 17-34 BLOCK A; LOTS 1-22 BLOCK B; LOTS 1-29 BLOCK C; LOTS 1-5 BLOCK D; LOTS 1-10 BLOCK E; LOTS 1-36 BLOCK F; LOTS 1-18 BLOCK G; LOTS 1-14, 15X BLOCK H; LOTS 1-14 BLOCK I; LOTS 1-26, 27X BLOCK J; LOTS 1-16 BLOCK K; LOT 1-16, 17X BLOCK L; LOTS 1X, 2-39 BLOCK M; LOTS 1X, 2-14, 15X BLOCK N; LOT 1X BLOCK O; LOT 1X, BLOCK T, AND LOTS 1, 2X BLOCK DD
92.873 ACRES (4,045,562 SQ. FT.)
THOMAS J. WAMPLER SURVEY ABSTRACT NO. 1538
AND THE THOMAS FREEMAN SURVEY ABSTRACT NO. 0453
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

Table with columns: No., DATE, REVISION, APPROV. Includes logo for Winkelmann & Associates, Inc.

FINAL PLAT
SOUTHAVEN PHASE A
THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538 AND THE THOMAS FREEMAN SURVEY, ABSTRACT NO. 453
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS
HUTCHINS 227, LTD.
4040 N. CENTRAL EXPRESSWAY, SUITE 850
DALLAS, TEXAS 75204

LOTS 1-8, 9X, 10-15, 16X, 17-34 BLOCK A; LOTS 1-22 BLOCK B; LOTS 1-29 BLOCK C; LOTS 1-5 BLOCK D; LOTS 1-10 BLOCK E; LOTS 1-36 BLOCK F; LOTS 1-18 BLOCK G; LOTS 1-14, 15X BLOCK H; LOTS 1-14 BLOCK I; LOTS 1-26, 27X BLOCK J; LOTS 1-16 BLOCK K; LOT 1-16, 17X BLOCK L; LOTS 1X, 2-39 BLOCK M; LOTS 1X, 2-14, 15X BLOCK N; LOT 1X BLOCK O; LOT 1X, BLOCK T, AND LOTS 1, 2X BLOCK DD

Table with columns: Date, Scale, File, Project No., SHEET 1 of 6.



LEGEND table with symbols and descriptions for various survey and record types.

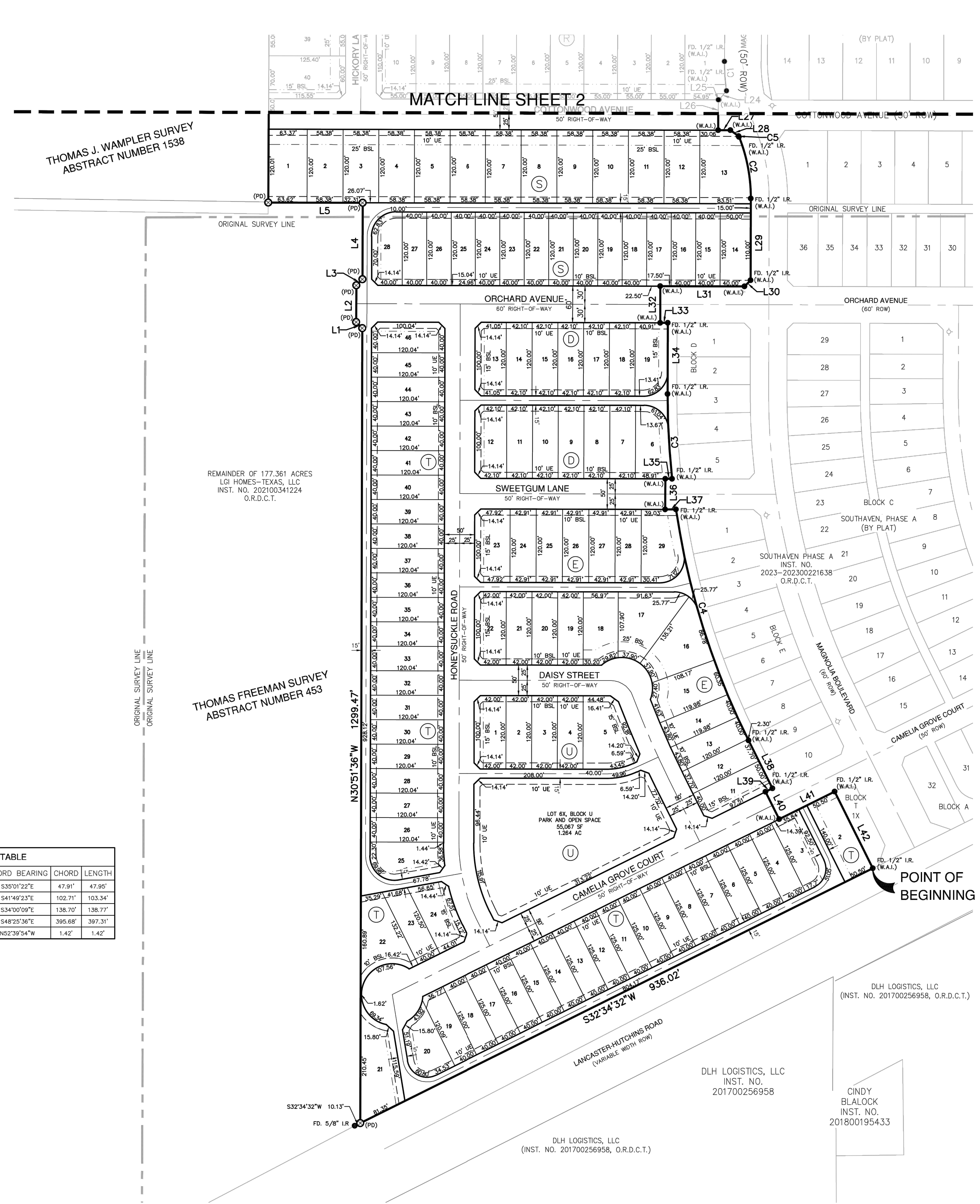
SITE DATA TABLE - SOUTHAVEN, PHASE B. Includes tracts area, zoning, lot sizes, unit sizes, coverage, setbacks, gross site area, and residential lots.

LINE TABLE with columns for Line #, Bearing, and Length. Lists lines L1 through L20.

LINE TABLE with columns for Line #, Bearing, and Length. Lists lines L21 through L40.

CURVE TABLE with columns for Curve #, Radius, Delta, Chord Bearing, Chord, and Length. Lists curves C1 through C5.

LINE TABLE with columns for Line #, Bearing, and Length. Lists lines L41 through L42.



LOT DATA table for Block D, listing lot numbers, square feet, and acreage.

LOT DATA table for Block E, listing lot numbers, square feet, and acreage.

LOT DATA table for Block M, listing lot numbers, square feet, and acreage.

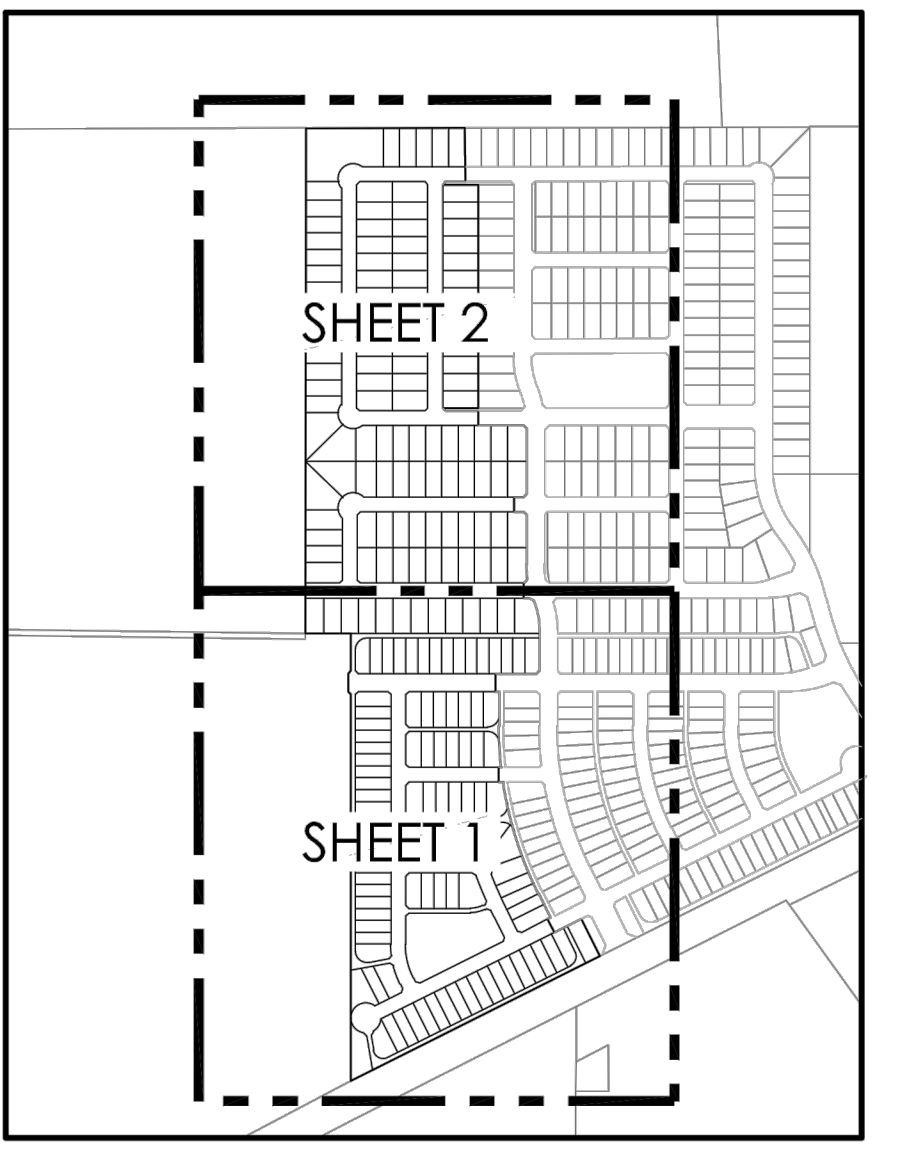
LOT DATA table for Block N, listing lot numbers, square feet, and acreage.

LOT DATA table for Block P, listing lot numbers, square feet, and acreage.

LOT DATA table for Block Q, listing lot numbers, square feet, and acreage.

LOT DATA table for Block U, listing lot numbers, square feet, and acreage.

OPEN SPACE DATA table listing lot 6X, block U park and open space with area and acreage.



OWNER / DEVELOPER: LGI HOMES-TEXAS, LLC. 1450 LAKE ROBBINS DRIVE, SUITE 430 THE WOODLANDS, TEXAS 77380. TEL: (281) 210-5484 FAX: (281) 210-2601 CONTACT: ELAINE TORRES, OFFICER

SURVEYOR: PAPE-DAWSON CONSULTING ENGINEERS, LLC. 6105 TENNYSON PARKWAY, SUITE 210 PLANO, TEXAS 75024. TEL: (214) 420-8494 TEXAS SURVEYING FIRM NO. 10194390 CONTACT: ERIK BJORNSTROM, P.E.



DATE OF PREPARATION: JUNE 24, 2024. FINAL PLAT OF SOUTHAVEN PHASE B. BLOCK D, BLOCK E, BLOCK M, BLOCK N, BLOCK P, BLOCK Q - BLOCK U.

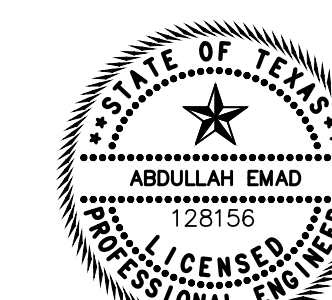
LOTS 6-19, BLOCK D; LOTS 11-29, BLOCK E. LOTS 40-43, BLOCK M AND HOA MAINTAINED OPEN SPACE LOT 45X, BLOCK M; LOTS 15-27, BLOCK N; LOTS 1-26, BLOCK P; LOTS 1-41, BLOCK Q; LOTS 1-20, BLOCK R; LOTS 1-28, BLOCK S; LOTS 2-46, BLOCK T; LOTS 1-5, BLOCK U AND HOA MAINTAINED OPEN SPACE LOT 6X, BLOCK U.

BEING A 43.702 ACRES SITUATED IN THE THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538 AND THOMAS FREEMAN SURVEY, ABSTRACT NO. 453, CITY OF HUTCHINS, DALLAS COUNTY, TEXAS.

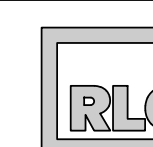
214 RESIDENTIAL LOTS 2 HOA MAINTAINED OPEN SPACE LOTS



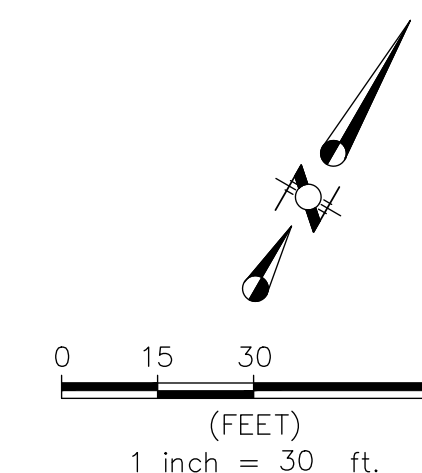
Lexington Cincinnati Cleveland Dallas Charleston



"THE SEAL APPEARING ON THIS DRAWING WAS AUTHORIZED BY ABDULLAH EMAD, P.E. 128156 ON February 22, 2024"

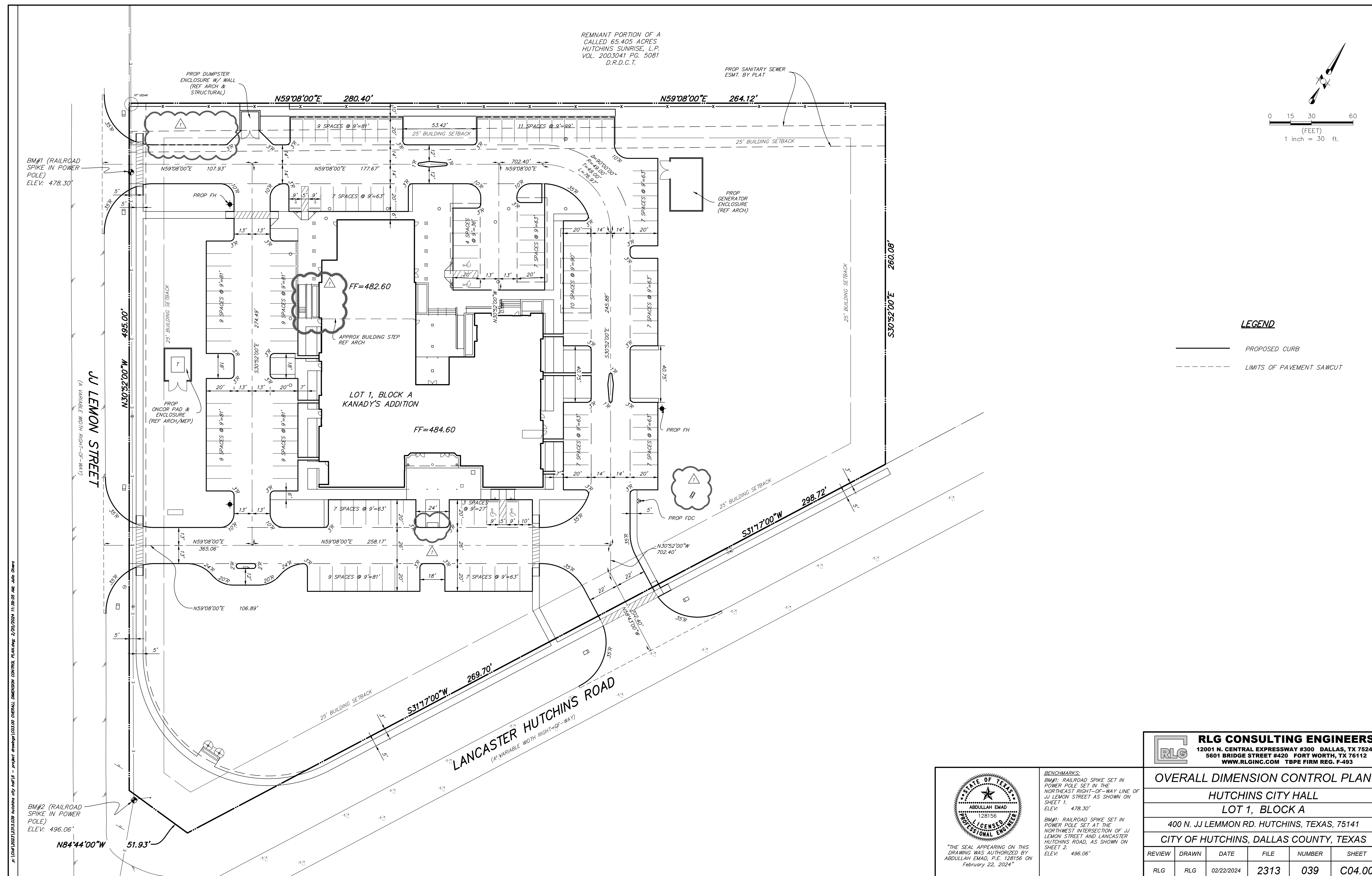


RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
5601 BRIDGE STREET #420 FORT WORTH, TX 76112
WWW.RLGINC.COM TBPE FIRM REG. F-493



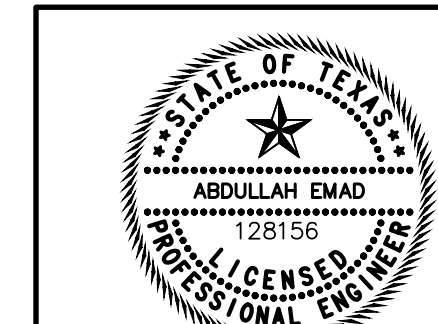
LEGEND

- PROPOSED CURB
- - - - LIMITS OF PAVEMENT SAWCUT



RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
5601 BRIDGE STREET #420 FORT WORTH, TX 76112
WWW.RLGINC.COM TBPE FIRM REG. F-493

OVERALL DIMENSION CONTROL PLAN					
HUTCHINS CITY HALL					
LOT 1, BLOCK A					
400 N. JJ LEMMON RD. HUTCHINS, TEXAS, 75141					
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS					
REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	02/22/2024	2313	039	C04.00



"THE SEAL APPEARING ON THIS DRAWING WAS AUTHORIZED BY ABDULLAH EMAD, P.E. 128156 ON February 22, 2024"

BENCHMARKS:
BM#1: RAILROAD SPIKE SET IN POWER POLE SET IN THE NORTHEAST RIGHT-OF-WAY LINE OF JJ LEMMON STREET AS SHOWN ON SHEET 1.
ELEV: 478.30'
BM#2: RAILROAD SPIKE SET IN POWER POLE SET AT THE NORTHWEST INTERSECTION OF JJ LEMMON STREET AND LANCASTER HUTCHINS ROAD, AS SHOWN ON SHEET 2.
ELEV: 496.06'

Revisions: 1 02/22/2024 ADDENDUM 1
Issue Date: 02.08.2024

Hutchins City Hall

ADDENDUM 01
400 N. JJ LEMMON RD.
HUTCHINS, TX 75141

OVERALL DIMENSION CONTROL PLAN

Project No.

C04.00



APPENDIX: Site Visit Photo Log



Photo 1 – W. Wintergreen Rd WB Stop Sign



Photo 2 – W. Wintergreen Rd EB Stop Sign



Photo 3 – Curvature on Lancaster Hutchins Rd South of Intersection



Photo 4 – Vegetation on West Side of Lancaster Hutchins Rd



APPENDIX: Crash Report Summaries

TXDOT CRIS DATA: WINTERGREEN RD AT LANCASTER HUTCHINS RD								
Crash ID	Contributing Factors	Crash Date	Crash Severity	Intersection Related	Manner of Collision	Surface Condition	Weather Condition	One Person's Property Exceeds \$1000 In Damages
19992754	DISREGARD STOP SIGN AND GO SIGNAL; DISREGARD STOP SIGN OR LIGHT; DRIVER INATTENTION; FAILED TO YIELD RIGHT OF WAY - STOP SIGN; UNSAFE SPEED	1/20/2024	N - NOT INJURED	INTERSECTION	ANGLE - BOTH GOING STRAIGHT	DRY	CLEAR	YES
19984564	FAILED TO CONTROL SPEED; FAILED TO YIELD RIGHT OF WAY - STOP SIGN	1/20/2024	N - NOT INJURED	INTERSECTION	ANGLE - BOTH GOING STRAIGHT	DRY	CLEAR	YES
20089036	DRIVER INATTENTION; TURNED IMPROPERLY - CUT CORNER ON LEFT	3/21/2024	N - NOT INJURED	INTERSECTION RELATED	ANGLE - ONE LEFT TURN - ONE STOPPED	WET	RAIN	YES
20122471	FAILED TO YIELD RIGHT OF WAY - STOP SIGN	4/5/2024	N - NOT INJURED	INTERSECTION	ANGLE - BOTH GOING STRAIGHT	DRY	CLEAR	YES
20179004	DRIVER INATTENTION	5/9/2024	N - NOT INJURED	INTERSECTION RELATED	SAME DIRECTION - BOTH GOING STRAIGHT - REAR END	DRY	CLOUDY	YES
20183404	FAILED TO YIELD RIGHT OF WAY - STOP SIGN	5/14/2024	A - SUSPECTED SERIOUS INJURY	INTERSECTION	ANGLE - BOTH GOING STRAIGHT	DRY	CLEAR	YES
20232721	FAILED TO YIELD RIGHT OF WAY - STOP SIGN	6/11/2024	B - SUSPECTED MINOR INJURY	INTERSECTION	ANGLE - BOTH GOING STRAIGHT	WET	CLEAR	YES
20359547	DISREGARD STOP SIGN OR LIGHT; DRIVER INATTENTION	8/27/2024	B - SUSPECTED MINOR INJURY	INTERSECTION	ANGLE - BOTH GOING STRAIGHT	DRY	CLEAR	YES
20430386	FAILED TO YIELD RIGHT OF WAY - TURNING LEFT	9/24/2024	N - NOT INJURED	INTERSECTION	ANGLE - BOTH GOING STRAIGHT	DRY	CLEAR	YES
20489230	DRIVER INATTENTION	11/7/2024	N - NOT INJURED	INTERSECTION	ANGLE - BOTH GOING STRAIGHT	DRY	CLEAR	YES
20501577	FAILED TO YIELD RIGHT OF WAY - STOP SIGN	11/8/2024	N - NOT INJURED	INTERSECTION	ANGLE - BOTH GOING STRAIGHT	WET	RAIN	YES
20538263	DISREGARD STOP SIGN OR LIGHT	11/26/2024	A - SUSPECTED SERIOUS INJURY	INTERSECTION	ANGLE - BOTH GOING STRAIGHT	DRY	CLEAR	YES



APPENDIX: Traffic Counts

National Data & Surveying Services
Intersection Turning Movement Count

Location: N Lancaster Hutchins Rd/Lancaster Hutchins Rd & W Wintergreen Rd
City: Hutchins
Control: 2-Way Stop(EB/AWB)

Project ID: 25-470038-001
Date: 1/28/2025

Data - Cars

Table with columns for NS/EW Streets, AM, NOON, and PM periods. Rows include time intervals (e.g., 12:00 AM, 1:00 AM, etc.), volume counts for Northbound, Southbound, Eastbound, and Westbound, and summary statistics like Total Volumes, Approach %, Peak HR Vol, and Peak HR Factor.

National Data & Surveying Services

Intersection Turning Movement Count

Location: N Lancaster Hutchins Rd/Lancaster Hutchins Rd & W Wintergreen Rd
 City: Hutchins
 Control: 2-Way Stop(EB/WB)

Project ID: 25-470038-001
 Date: 1/28/2025

Data - HT

NS/EW Streets:	N Lancaster Hutchins Rd/Lancaster Hutchins Rd				N Lancaster Hutchins Rd/Lancaster Hutchins Rd				W Wintergreen Rd				W Wintergreen Rd				TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
AM	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
12:30 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2
12:45 AM	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	2
1:00 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
1:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
1:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
1:45 AM	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	2
2:00 AM	0	0	0	0	0	0	0	0	1	0	0	0	0	2	0	0	3
2:15 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	0	3
2:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 AM	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2
3:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	2
3:15 AM	0	0	0	0	0	0	0	0	3	2	0	0	0	0	0	0	5
3:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2
3:45 AM	1	1	0	0	0	0	0	0	3	0	0	0	0	0	0	0	5
4:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:15 AM	0	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	4
4:30 AM	0	1	3	0	0	0	0	0	0	0	1	0	2	0	1	0	8
4:45 AM	0	0	2	0	0	0	0	0	0	0	2	0	2	0	2	0	8
5:00 AM	2	0	2	0	0	0	0	0	0	1	0	0	2	1	1	0	9
5:15 AM	1	0	2	0	0	0	0	0	0	1	0	0	0	0	3	0	7
5:30 AM	1	0	4	0	1	0	0	0	0	0	0	0	3	2	0	0	11
5:45 AM	0	1	3	0	0	1	0	0	0	1	1	0	1	0	1	0	9
6:00 AM	3	1	1	0	1	1	0	0	1	1	2	0	2	0	0	0	13
6:15 AM	1	2	1	0	0	1	1	0	0	0	0	0	3	2	1	0	12
6:30 AM	1	4	3	0	1	0	0	0	0	1	0	0	3	0	0	0	14
6:45 AM	4	0	5	0	0	1	0	0	0	1	1	0	2	0	0	0	14
7:00 AM	0	0	1	0	1	0	0	0	0	2	0	0	3	3	1	0	11
7:15 AM	1	4	4	0	0	0	0	0	0	0	1	0	6	5	0	0	21
7:30 AM	1	2	2	0	0	3	1	0	0	0	1	0	3	1	0	0	14
7:45 AM	2	5	5	0	0	0	0	0	0	2	0	0	3	1	1	0	24
8:00 AM	1	4	2	0	2	2	1	0	0	1	0	0	0	1	1	0	15
8:15 AM	0	2	2	0	0	2	0	0	1	1	0	0	0	0	1	0	9
8:30 AM	0	3	2	0	0	2	0	0	0	2	3	0	3	1	0	0	16
8:45 AM	3	1	3	0	0	1	1	0	0	1	3	0	4	2	3	0	22
9:00 AM	3	7	7	0	0	4	0	0	0	3	3	0	5	1	0	0	26
9:15 AM	1	4	2	0	0	1	0	0	0	1	0	0	5	4	0	0	18
9:30 AM	1	4	3	0	0	4	1	0	0	1	4	0	4	3	0	0	24
9:45 AM	1	1	9	0	0	4	0	0	1	0	5	0	6	5	0	0	32
TOTAL VOLUMES:	27	45	72	0	8	34	11	0	13	20	25	0	65	43	14	0	377
APPROACH %'s:	18.75%	31.25%	50.00%	0.00%	15.09%	64.15%	20.75%	0.00%	22.41%	34.48%	43.10%	0.00%	53.28%	35.25%	11.48%	0.00%	
PEAK HR	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL:	4	11	12	0	1	10	1	0	0	2	2	0	15	10	2	0	70
PEAK HR FACTOR:	0.500	0.550	0.600	0.000	0.250	0.357	0.250	0.000	0.000	0.250	0.500	0.000	0.625	0.500	0.500	0.000	0.729
PEAK HR	01:00 PM - 02:00 PM																TOTAL
PEAK HR VOL:	5	19	0	0	7	10	1	0	1	8	10	0	21	6	7	0	102
PEAK HR FACTOR:	0.417	0.438	0.528	0.000	0.583	0.417	0.250	0.000	0.250	0.667	0.833	0.000	0.525	0.750	0.583	0.000	0.797
PEAK HR	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL:	5	12	14	0	4	6	0	0	1	6	0	0	12	4	3	0	69
PEAK HR FACTOR:	0.625	0.600	0.500	0.000	0.500	0.500	0.000	0.000	0.250	0.750	0.500	0.000	0.750	0.500	0.375	0.000	0.821



APPENDIX: Speed Data

SPEED Lancaster Hutchins Rd N/O Witt Rd

Section E, Item 5.

Day: Tuesday
Date: 4/1/2025

Project #: TX25_470112_001

Time	NORTHBOUND										Total	SOUTHBOUND										Total	TOTALS										Total									
	5 15	15 20	20 25	25 30	30 35	35 40	40 45	45 50	50 55	55 60		60 65	65 70	70 75	5 15	15 20	20 25	25 30	30 35	35 40	40 45		45 50	50 55	55 60	60 65	65 70	70 75	5 15	15 20	20 25	25 30		30 35	35 40	40 45	45 50	50 55	55 60	60 65	65 70	70 75
0:00	0	0	0	0	1	0	2	3	9	7	0	0	0	22	0	0	0	0	1	1	1	4	2	2	0	0	1	12	0	0	0	0	2	1	3	7	11	9	0	0	1	34
1:00	0	0	0	0	0	0	0	5	2	5	0	0	1	13	0	0	0	0	0	0	3	6	7	3	2	0	21	0	0	0	0	0	0	0	8	8	12	3	2	1	34	
2:00	0	0	0	0	0	1	2	2	7	4	5	2	0	23	0	0	0	0	0	0	3	6	7	3	0	3	22	0	0	0	0	1	2	5	13	11	8	2	3	45		
3:00	0	0	0	0	0	2	1	2	3	1	2	0	0	11	0	0	0	0	0	1	2	3	4	4	2	1	17	0	0	0	0	2	2	4	6	5	6	2	1	28		
4:00	0	0	0	0	0	0	1	5	13	15	3	3	4	44	0	0	0	0	0	1	4	14	19	4	1	1	44	0	0	0	0	2	9	27	34	7	4	5	88			
5:00	0	0	0	0	0	0	4	5	19	29	10	3	1	71	0	0	0	0	1	3	44	62	57	30	6	2	205	0	0	0	0	1	7	49	81	86	40	9	3	276		
6:00	0	0	0	1	0	1	2	29	36	34	18	9	3	133	0	0	0	0	1	12	63	61	58	19	1	5	220	0	0	0	1	2	14	92	97	92	37	10	8	353		
7:00	0	0	0	0	0	0	6	70	81	50	17	12	4	240	0	0	0	2	4	10	61	83	78	17	11	1	267	0	0	0	2	4	16	131	164	128	34	23	5	507		
8:00	0	0	0	0	1	2	4	43	68	54	14	4	1	191	0	0	0	0	2	6	44	51	41	7	2	3	156	0	0	0	1	4	10	87	119	95	21	6	4	347		
9:00	0	0	0	0	0	1	5	12	31	26	16	9	4	104	0	0	0	0	2	8	37	48	35	20	4	1	155	0	0	0	0	3	13	49	79	61	36	13	5	259		
10:00	0	0	0	1	1	1	8	25	41	31	9	5	1	123	0	0	0	1	3	11	22	29	22	10	1	0	99	0	0	0	1	2	4	19	47	70	53	19	6	1	222	
11:00	0	0	0	0	1	5	4	24	45	42	10	5	2	138	0	0	0	1	5	11	38	37	37	11	5	1	146	0	0	0	2	10	15	62	82	79	21	10	3	284		
12:00	0	0	0	0	2	3	5	49	56	24	19	7	1	166	0	0	0	2	2	15	47	51	28	9	1	1	156	0	0	0	4	5	20	96	107	52	28	8	2	322		
13:00	0	0	0	0	2	3	4	31	51	37	27	8	4	167	0	0	0	1	1	4	9	28	48	23	15	6	0	135	0	0	0	1	3	7	13	59	99	60	42	14	4	302
14:00	0	0	0	0	2	6	10	74	87	55	28	9	3	274	0	0	0	1	5	17	38	49	30	12	6	1	159	0	0	0	3	11	27	112	136	85	40	15	4	433		
15:00	0	0	0	0	1	2	8	69	92	83	38	8	3	304	0	0	0	0	2	9	42	54	48	19	4	2	180	0	0	0	1	4	17	111	146	131	57	12	5	484		
16:00	0	0	0	0	1	2	8	95	97	84	42	7	2	338	0	0	0	0	1	11	50	93	64	26	3	1	249	0	0	0	1	3	19	145	190	148	68	10	3	587		
17:00	0	0	0	0	0	0	11	99	102	66	47	9	4	338	0	0	0	0	0	6	50	91	75	28	3	0	253	0	0	0	0	0	17	149	193	141	75	12	4	591		
18:00	0	0	0	0	0	1	7	26	44	68	29	13	2	190	0	0	0	0	1	15	36	55	46	20	5	0	178	0	0	0	0	2	22	62	99	114	49	18	2	368		
19:00	0	0	0	0	1	2	2	14	32	42	17	8	1	119	0	0	0	0	4	5	34	42	35	8	2	1	131	0	0	0	1	6	7	48	74	77	25	10	2	250		
20:00	0	0	0	1	0	3	0	12	29	26	10	6	2	89	0	0	0	0	2	9	20	26	20	2	2	1	82	0	0	0	1	0	5	9	32	55	46	12	8	3	171	
21:00	0	0	0	0	0	0	1	8	17	16	10	5	4	61	0	0	0	0	1	6	20	16	7	5	0	0	55	0	0	0	0	1	7	28	33	23	15	5	4	116		
22:00	0	0	0	2	0	0	3	1	8	24	8	8	2	56	0	0	0	1	0	3	4	6	7	6	1	1	2	31	0	0	0	3	7	7	15	30	9	9	4	87		
23:00	0	0	0	0	0	0	1	4	2	6	5	3	0	21	0	0	0	0	1	7	9	5	7	0	0	0	29	0	0	0	0	1	8	13	7	13	5	3	0	50		
Totals	0	0	0	5	13	35	99	707	972	829	384	143	49	3,236	0	0	0	2	9	45	177	705	939	756	273	68	28	3,002	0	0	0	7	22	80	276	1,412	1,911	1,585	657	211	77	6,238
% of Totals	0%	0%	0%	0%	0%	1%	3%	22%	30%	26%	12%	4%	2%	100%	0%	0%	0%	0%	0%	1%	6%	23%	31%	25%	9%	2%	1%	100%	0%	0%	0%	0%	0%	1%	4%	23%	31%	25%	11%	3%	1%	100%

STATISTICS	NORTHBOUND										Total	SOUTHBOUND										Total	TOTALS										Total											
	00:00-12:00 Peak Hour Peak Volume	12:00-24:00 Peak Hour Peak Volume	07:00-09:00 Peak Hour Peak Volume	16:00-18:00 Peak Hour Peak Volume	%	%	%	%	%	%		00:00-12:00 Peak Hour Peak Volume	12:00-24:00 Peak Hour Peak Volume	07:00-09:00 Peak Hour Peak Volume	16:00-18:00 Peak Hour Peak Volume	%	%	%	%	%	%		%	%	%	%	%	%	%	%	%	%		%	%	%	%	%	%	%	%	%		
00:00-12:00 Peak Hour Peak Volume	0	0	0	0	0	2	4	13	39	225	355	298	104	52	21	1113	0	0	0	0	5	19	64	325	402	367	128	35	19	1364	0	0	0	2	9	32	103	550	757	665	232	87	40	2477
12:00-24:00 Peak Hour Peak Volume	0	0	0	0	1	2	5	9	75	81	61	21	14	5	259	0	0	0	0	3	5	15	71	84	80	36	11	6	267	0	0	0	1	4	10	21	131	165	132	48	21	9	507	
07:00-09:00 Peak Hour Peak Volume	0	0	0	0	1	2	10	113	149	104	31	16	5	431	0	0	0	0	2	6	16	105	134	119	24	13	4	423	0	0	0	3	8	26	218	283	223	55	29	9	854			
16:00-18:00 Peak Hour Peak Volume	0	0	0	0	1	2	19	194	199	150	89	16	6	676	0	0	0	0	2	4	11	17	100	184	139	54	6	1	502	0	0	0	1	3	36	294	383	289	143	22	7	1178		
%	0%	0%	0%	0%	0%	0%	0%	1%	6%	6%	5%	3%	0%	0%	21%	0%	0%	0%	0%	0%	1%	3%	6%	4%	2%	0%	0%	16%	0%	0%	0%	0%	1%	9%	12%	9%	4%	1%	0%	0%	26%			
Peak Hour	0:00	0:00	0:00	0:00	6:00	10:15	10:45	7:15	7:00	7:15	5:45	6:45	6:30	7:15	0:00	0:00	0:00	0:00	11:15	9:30	10:15	6:15	7:15	5:30	5:15	7:00	5:30	7:00	0:00	0:00	0:00	6:00	11:15	11:00	10:15	7:00	7:15	7:15	5:30	6:45	6:15	7:00		
Peak Volume	0	0	0	0	1	2	5	9	75	81	61	21	14	5	259	0	0	0	0	3	5	15	71	84	80	36	11	6	267	0	0	0	1	4	10	21	131	165	132	48	21	9	507	

Direction	Percentiles					ADT
	15th	50th	Average	85th	95th	
NORTHBOUND	47	54	54	61	66	2236
SOUTHBOUND	47	53	53	59	64	3002
TOTALS	47	53	54	60	65	6238

Prepared by National Data & Surveying Services
SPEED
 Lancaster Hutchins Rd N/O Witt Rd

Section E, Item 5.
 Project #: TX25_470112_001

Day: Tuesday
 Date: 4/1/2025

Time	NORTHBOUND														Total	SOUTHBOUND														Total	TOTALS													
	5 15	15 20	20 25	25 30	30 35	35 40	40 45	45 50	50 55	55 60	60 65	65 70	70 75	75 80		5 15	15 20	20 25	25 30	30 35	35 40	40 45	45 50	50 55	55 60	60 65	65 70	70 75	75 80		5 15	15 20	20 25	25 30	30 35	35 40	40 45	45 50	50 55	55 60	60 65	65 70	70 75	75 80
0:00	0	0	0	0	0	1	0	2	1	4	3	0	0	0	11	0	0	0	0	1	0	0	2	1	0	0	0	0	4	0	0	0	0	2	0	2	3	5	3	0	0	0	15	
0:15	0	0	0	0	0	0	0	0	1	2	3	0	0	0	6	0	0	0	0	0	1	1	0	1	0	0	0	3	0	0	0	0	1	1	1	3	3	3	0	0	0	9		
0:30	0	0	0	0	0	0	0	0	0	2	1	0	0	0	3	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	2	2	0	0	0	4			
0:45	0	0	0	0	0	0	0	0	1	1	0	0	0	0	2	0	0	0	0	0	0	0	2	0	1	0	0	1	0	0	0	0	0	0	0	3	1	1	0	0	1	6		
1:00	0	0	0	0	0	0	0	0	3	1	4	0	0	1	9	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	4	1	4	0	0	1	10			
1:15	0	0	0	0	0	0	0	0	2	1	1	0	0	0	4	0	0	0	0	0	0	0	0	1	2	0	0	3	0	0	0	0	0	0	2	2	3	0	0	0	7			
1:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	3	0	0	0	5	0	0	0	0	0	0	0	2	3	0	0	0	5			
1:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	3	2	3	2	0	12	0	0	0	0	0	0	0	2	3	2	3	2	0	12		
2:00	0	0	0	0	0	0	1	1	0	0	1	1	0	0	4	0	0	0	0	0	0	0	2	1	0	0	2	5	0	0	0	0	0	1	1	0	2	2	1	2	9			
2:15	0	0	0	0	0	1	1	0	1	0	3	1	0	0	7	0	0	0	0	0	0	0	1	1	0	0	2	0	0	0	0	0	1	1	0	2	4	1	0	0	9			
2:30	0	0	0	0	0	0	0	0	3	0	1	0	0	0	4	0	0	0	0	0	0	2	4	2	0	1	9	0	0	0	0	0	0	0	2	7	2	1	0	1	13			
2:45	0	0	0	0	0	0	1	3	1	2	1	0	0	0	8	0	0	0	0	0	0	1	2	2	0	6	6	0	0	0	0	0	2	4	3	4	1	0	0	14				
3:00	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2	5			
3:15	0	0	0	0	0	1	1	0	1	0	0	0	0	0	3	0	0	0	0	0	0	0	1	1	0	0	2	0	0	0	0	1	1	2	0	0	0	0	0	5				
3:30	0	0	0	0	0	1	0	1	1	1	0	0	0	0	4	0	0	0	0	0	1	1	0	2	2	0	6	0	0	0	0	1	1	1	3	3	0	0	0	10				
3:45	0	0	0	0	0	0	1	0	1	0	0	1	0	0	2	0	0	0	0	0	0	2	2	2	1	9	0	0	0	0	0	0	1	2	2	3	2	1	1	11				
4:00	0	0	0	0	0	0	0	4	5	1	0	2	12	0	0	0	0	0	0	0	2	2	1	0	8	4	0	0	0	0	0	0	0	2	6	7	2	0	3	20				
4:15	0	0	0	0	0	1	2	2	4	0	1	0	10	0	0	0	0	0	0	0	0	3	1	0	0	4	0	0	0	0	0	0	1	2	5	5	0	1	0	14				
4:30	0	0	0	0	0	0	2	5	4	1	1	14	0	0	0	0	0	0	0	0	2	1	8	1	13	0	0	0	0	0	0	0	4	6	12	2	2	1	27					
4:45	0	0	0	0	0	0	1	2	2	1	1	8	0	0	0	0	0	0	0	1	0	8	8	2	0	19	0	0	0	0	0	1	10	10	3	1	1	27						
5:00	0	0	0	0	0	0	1	2	4	2	1	10	0	0	0	0	0	0	0	0	2	6	3	0	12	0	0	0	0	0	0	3	8	7	2	2	0	22						
5:15	0	0	0	0	0	0	3	2	8	1	1	16	0	0	1	10	15	10	8	1	0	46	0	0	0	46	0	0	0	0	1	1	13	17	18	9	2	1	62					
5:30	0	0	0	0	0	2	0	5	6	3	1	17	0	0	1	17	19	20	9	2	0	68	0	0	0	68	0	0	0	0	0	3	17	24	26	12	3	0	85					
5:45	0	0	0	0	0	2	1	10	11	4	0	28	0	0	0	15	22	24	13	2	2	79	0	0	0	79	0	0	0	0	0	3	16	32	35	17	2	2	107					
6:00	0	0	0	0	0	0	3	5	5	2	1	16	0	0	0	1	2	7	13	20	6	0	1	50	0	0	0	0	0	1	2	10	18	25	8	1	1	66						
6:15	0	0	0	0	0	0	3	9	9	8	2	0	31	0	0	0	4	18	10	16	3	0	3	54	0	0	0	0	0	0	4	21	19	25	11	2	3	85						
6:30	0	0	0	0	0	2	10	13	16	7	2	52	0	0	0	3	22	16	9	4	0	0	54	0	0	0	0	0	0	5	32	29	25	11	2	2	106							
6:45	0	0	0	1	0	1	0	13	9	4	1	34	0	0	0	3	16	22	13	6	1	1	62	0	0	0	62	0	0	1	3	29	31	17	7	5	2	96						
7:00	0	0	0	0	0	0	16	24	10	4	2	57	0	0	0	1	2	1	15	18	18	5	4	1	65	0	0	0	1	2	1	31	42	28	9	6	2	122						
7:15	0	0	0	0	0	4	11	24	15	3	2	60	0	0	0	2	1	17	19	18	5	4	0	66	0	0	0	0	2	5	28	43	33	8	6	1	126							
7:30	0	0	0	0	0	0	26	22	10	5	6	71	0	0	0	0	4	14	23	21	4	1	0	67	0	0	0	0	0	4	40	45	31	9	7	2	138							
7:45	0	0	0	0	0	2	17	11	15	5	2	52	0	0	0	1	0	4	15	23	21	3	2	0	69	0	0	0	1	0	6	32	34	36	8	4	0	121						
8:00	0	0	0	0	0	3	21	24	21	5	2	76	0	0	0	1	1	8	19	11	2	0	1	43	0	0	0	0	1	4	29	43	32	7	2	1	119							
8:15	0	0	0	0	1	1	1	10	18	10	3	0	44	0	0	0	1	2	10	6	9	2	1	32	0	0	0	0	1	2	3	20	24	19	5	1	1	76						
8:30	0	0	0	0	0	1	0	10	16	10	2	2	41	0	0	0	0	1	17	9	8	2	0	38	0	0	0	0	1	1	27	25	18	4	2	1	79							
8:45	0	0	0	0	0	0	2	10	13	4	0	1	30	0	0	0	2	9	17	13	1	1	0	43	0	0	0	0	0	2	11	27	26	5	1	1	73							
9:00	0	0	0	0	0	1	2	4	10	6	5	3	2	33	0	0	0	3	10	12	7	6	2	0	40	0	0	0	0	1	5	14	22	13	11	5	2	73						
9:15	0	0	0	0	0	0	5	8	6	4	2	1	26	0	0	0	0	8	6	10	7	2	0	33	0	0	0	0	0	0	13	14	16	11	4	1	59							
9:30	0	0	0	0	0	0	1	9	8	3	2	1	24	0	0	0	1	3	12	15	7	1	0	0	39	0	0	0	0	1	3	13	24	15	4	2	1	63						
9:45	0	0	0	0	0	3	2	4	6	4	2	0	21	0	0	0	1	2	7	15	11	6	0	1	43	0	0	0	0	1	5	9	19	17	10	2	1	64						
10:00	0	0	0	0	0	2	10	14	7	1	1	0	35	0	0	0	0	0	7	2	5	4	0	0	18	0	0	0	0	0	2	17	16	12	5	1	0	53						
10:15	0	0	0	1	1	0	2	3	12	9	3	2	0	33	0	0	0	1	3	4	7	10	6	0	1	32	0	0	0	1	2	3	6	10	22	15	3	3	0	65				
10:30	0	0	0	0	0	0	3	6	9	1	2	0	21	0	0	0	0	4	2	8	4	2	0	0	20	0	0	0	0	0	4	5	14	13	3	2	0	41						
10:45	0	0	0	0	0	1	4	9	9	6	4	0	1	34	0	0	0	0	3	6	9	7	4	0	0	29	0	0	0	0	1	7	15	18	13	8	0	1	63					
11:00	0	0	0	0	1	0	4	7	11	2	1	1	27	0	0	0	0	1	4	9	9	10	1	1	0	35	0	0	0	1	1	4	13	16	21	3	2	1	62					
11:15	0	0	0	0	0	2	0	9	12	8	3	1	0	35	0	0	0	0																										

SPEED
Lancaster Hutchins Rd N/O Witt Rd

Section E, Item 5.

Day: Tuesday
Date: 4/1/2025

Project #: TX25_470112_001

Time	NORTHBOUND										Total	SOUTHBOUND										Total	TOTALS										Total									
	5 15	15 20	20 25	25 30	30 35	35 40	40 45	45 50	50 55	55 60		60 65	65 70	70 75	75 80	80 85	85 90	90 95	95 100	100	5 15		15 20	20 25	25 30	30 35	35 40	40 45	45 50	50 55	55 60	60 65		65 70	70 75	75 80	80 85	85 90	90 95	95 100	100	
12:00	0	0	0	0	1	0	1	15	12	3	5	4	1	42	0	0	0	0	2	1	7	15	14	8	1	0	0	48	0	0	0	0	3	1	8	30	26	11	6	4	1	90
12:15	0	0	0	0	0	1	4	8	19	11	5	1	0	49	0	0	0	0	0	1	1	14	15	7	2	1	0	41	0	0	0	0	0	2	5	22	34	18	7	2	0	90
12:30	0	0	0	0	1	2	0	18	19	6	2	2	0	50	0	0	0	0	0	0	2	4	9	4	6	0	0	25	0	0	0	0	1	2	2	22	28	10	8	2	0	75
12:45	0	0	0	0	0	0	0	8	6	4	7	0	0	25	0	0	0	0	0	0	5	14	13	9	0	0	1	42	0	0	0	0	0	0	5	22	19	13	7	0	1	67
13:00	0	0	0	0	0	0	0	12	12	9	10	3	2	48	0	0	0	0	0	0	6	14	8	2	2	0	32	0	0	0	0	0	0	0	18	26	17	12	5	2	80	
13:15	0	0	0	0	0	0	1	13	15	10	4	2	0	45	0	0	0	0	0	1	2	6	13	2	3	0	30	0	0	0	0	0	1	3	19	28	12	7	5	0	75	
13:30	0	0	0	0	2	3	3	3	13	8	3	1	0	36	0	0	0	1	0	1	5	8	9	7	4	0	35	0	0	0	1	2	4	8	11	22	15	7	1	0	71	
13:45	0	0	0	0	0	0	0	3	11	10	10	2	2	38	0	0	0	0	1	2	2	8	12	6	6	1	38	0	0	0	1	2	2	11	23	16	16	3	2	76		
14:00	0	0	0	0	0	0	2	7	11	10	8	4	2	44	0	0	0	0	0	1	9	8	4	4	1	0	27	0	0	0	0	0	0	3	16	19	14	12	5	2	71	
14:15	0	0	0	0	0	2	2	11	16	11	5	2	0	49	0	0	0	0	2	6	8	15	10	2	3	1	47	0	0	0	0	0	4	8	19	31	21	7	5	1	96	
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23:00	0	0	0																																							



STAFF REPORT

MEETING DATE:	October 6, 2025
MEETING TYPE:	Regular Council Meeting
SUBMITTED BY:	Steve Perry
AGENDA CAPTION:	[Truck Routes and Signage] Presented by: [Steve Perry, Police Chief]

Background Information

Truck routes and signage discussion

Budget Implications

Traffic impact analysis regarding truck routes and signage needs.

Operational Impact

Control Truck Traffic

Legal Review

Staff Recommendation

Supporting Documentation and Attachments

CITY OF HUTCHINS TRUCK SIGNAGE

12.05.092 Designated truck routes; defenses.

(a)

Except as otherwise provided herein, no person shall operate, leave, park, stand, load or unload, or permit to be operated, parked, loaded or unloaded any commercial motor vehicle, truck-tractor, semitrailer, pole trailer or any combination thereof on any street or alley that is not designated as a truck route under this article.

(b)

Every U.S. and state highway and the following locations within the city are hereby designated truck routes:

Name of Street	Limits
Myron Goff	From Dowdy Ferry to East Cleveland
E. Cleveland	From Interstate 45 to Republic Services
Lancaster-Hutchins Road	From W. Wintergreen eastward 4,187 feet
Millers Ferry Road	From Palestine Road to the south city limits
Dowdy Ferry Road	From east city limits to Interstate 45
Palestine Road	From Interstate 45 to Main Street
W. Wintergreen Road	From Interstate 45 to the west city limits
E. Wintergreen Road	From Interstate 45 eastward 2,797 feet

It shall be a defense to prosecution under this article if the vehicle is:

(1)

An authorized emergency vehicle;

(2)

A vehicle operated by a public utility performing utility inspection, utility maintenance or utility repair activities on utility facilities within the city and owned or operated by that utility and such utility facilities are located off the designated truck routes as defined in this division;

(3)

A vehicle owned and operated by or for the city performing a public service, including but not limited to trash collection vehicles and street and water utility repair and maintenance vehicles;

(4)

A school bus or a bus operated by a mass transit authority;

(5)

A towable recreational vehicle; or

(6)

A vehicle traveling from a place of origin or delivering goods to a point of final destination or place of repair, loading or unloading over the shortest practicable route. The operator of any such vehicle shall carry evidence of the location of its last stop, origin of trip and of its destination.







THANK YOU

Steve Perry Police Chief



STAFF REPORT

MEETING DATE:	October 6, 2025
MEETING TYPE:	City Council
SUBMITTED BY:	James Quin
AGENDA CAPTION:	Resolution denying Oncor Electric Delivery Company LLC's application to change rates within the City. Presented by James Quin, City Administrator

Background Information

Purpose:

On June 26, 2025, Oncor Electric Delivery Company LLC (“Oncor” or “Company”) filed an application with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about \$834 million or approximately 13% over present revenues. The Company asks the City to approve a 12.3% increase in residential rates and a 51.0% increase in street lighting rates. If approved, the impact of this requested increase on an average residential customer would be about \$7.90 per month.

In a prior City action, Oncor’s rate request was suspended from taking effect for 90 days, the fullest extent permissible under the law. This time period has permitted the City, through its participation with the Steering Committee of Cities Served by Oncor (“Steering Committee”), to determine that the proposed rate increase is unreasonable. Consistent with the recommendations of the experts engaged by the Steering Committee, Oncor’s request for a rate increase should be denied.

Accordingly, the purpose of the Resolution is to deny the rate change application proposed by Oncor. Once the Resolution is adopted, Oncor will have 30 days to appeal the decision to the Public Utility Commission of Texas (“PUC”) where the appeal will be consolidated with Oncor’s filing (PUC Docket No. 58306) currently pending at the PUC.

All cities with original jurisdiction will need to adopt the Resolution **by October 29, 2025.**

Explanation of “Be It Resolved” Sections:

1. This paragraph finds that the Company’s application is unreasonable and should be denied.
2. This section states that the Company’s current rates shall not be changed.
3. The Company will reimburse Cities for their reasonable rate case expenses. Legal counsel and consultants approved by the Steering Committee will submit monthly invoices that will be forwarded to Oncor for reimbursement.
4. This section merely recites that the resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.

5. This section provides Oncor and counsel for the Steering Committee will be notified of the City's action through a copy of the approved and signed resolution.

Budget Implications N/A

Operational Impact N/A

Legal Review

The information was provided, and the resolution was prepared by Lloyd Gosselink Attorneys at Law.

Staff Recommendation

Staff recommends approval.

Supporting Documentation and Attachments

Resolution

RESOLUTION NO. R2025-09-1285

A RESOLUTION OF THE CITY OF HUTCHINS, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC’S APPLICATION TO CHANGE RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY’S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Hutchins, Texas (“City”) is an electric utility customer of Oncor Electric Delivery Company LLC (“Oncor” or “Company”), and a regulatory authority with an interest in the rates and charges of Oncor; and

WHEREAS, the City is a member of the Steering Committee of Cities Served by Oncor (“Steering Committee”), a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor’s service area; and

WHEREAS, on or about June 26, 2025, Oncor filed with the City an application to increase system-wide transmission and distribution rates by about \$834 million or approximately 13% over present revenues. The Company asks the City to approve an 12.3% increase in residential rates and a 51.0% increase in street lighting rates; and

WHEREAS, the Steering Committee is coordinating its review of Oncor’s application and working with the designated attorneys and consultants to resolve issues in the Company’s filing; and

WHEREAS, through review of the application, the Steering Committee’s consultants determined that Oncor’s proposed rates are excessive; and

WHEREAS, the Steering Committee’s members and attorneys recommend that members deny the Application; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS:

Section 1. That the rates proposed by Oncor to be recovered through its electric rates charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

Section 2. That the Company shall continue to charge its existing rates to customers within the City.

Section 3. That the City’s reasonable rate case expenses shall be reimbursed in full by Oncor.

Section 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 5. That a copy of this Resolution shall be sent to Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Ave., Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED this 6th day of OCTOBER 2025.

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary

**CITY OF HUTCHINS, TEXAS
RESOLUTION NO. R 2025-09-1286**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, ACCEPTING THE TXDOT GATEWAY MONUMENT AGREEMENT IN ASSOCIATION WITH THE INSTALLATION AND MAINTENANCE OF TWO GATEWAY SIGNS AT INTERSECTION OF I-45 AND W. PALESTINE STREET & DOWDY FERRY ROAD; AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH TXDOT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS the City accepted the TXDOT Gateway Monument Agreement (“the “Project”); and

WHEREAS the City Council of the City of Hutchins finds it in the best interest to the residents and businesses of the City of Hutchins to accept the TXDOT Gateway Monument Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTCHINS, THAT:

SECTION 1. The City, acting through its governing body, hereby confirms that it accepts the Gateway Monument Agreement received by the City’s Department of Public Works on September 22, 2025.

SECTION 2. For and on behalf of the City Council, the City Administrator is hereby authorized to negotiate and execute the agreement for the Project.

SECTION 3. This Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Hutchins, Texas, this the 6th day of October 2025.

CITY OF HUTCHINS, TEXAS

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary

EXHIBIT "A"
Gateway Monument Agreement



STAFF REPORT

MEETING DATE: October 06, 2025

MEETING TYPE: City Council

SUBMITTED BY: Mamun Yusuf

AGENDA CAPTION: RESOLUTION R2025- of the CITY COUNCIL of the CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE THE GATEWAY MONUMENT AGREEMENT WITH TXDOT FOR CITY OF HUTCHINS GATEWAY SIGNS PROJECT ON W. PALESTINE STREET & DOWDY FERRY ROAD
Presented by: Mamun Yusuf, Director of Public Works

Background Information

The State agrees to allow for the construction of a Gateway Monument within the State’s right of way and the Local Entity agrees to construct the Monument and to conduct the long term maintenance for this structure located at IH-45 and Dowdy Road – W. Palestine Street, referred to as the "Gateway Monument," more specifically described in the Project Map, which is attached here. City of Hutchins will conduct the Monument's long-term maintenance activities using City forces, contractors, or other means satisfactory to the City and the State.

Budget Implications

NA

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommend approving resolution R2025-XX-XXXX

Supporting Documentation and Attachments

**GATEWAY MONUMENT
AGREEMENT**

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

THIS AGREEMENT is made by and between the State of Texas, acting by and through the Texas Department of Transportation, hereinafter called the "State", and the City of Hutchins, acting through its duly authorized officials, as evidenced by Resolution or Ordinance Number _____, dated _____, hereinafter called the "Local Entity".

BACKGROUND

The State owns and maintains a system of highways, including IH-45 in Dallas County, Texas, for public use and benefit. The State agrees to allow for the construction of a Gateway Monument within the State’s right of way and the Local Entity agrees to construct the Monument and to conduct the long term maintenance for this structure located at IH-45 and Dowdy Ferry Road, referred to as the "Gateway Monument," more specifically described in **Attachment “A,”** Project Map, which is attached hereto. The Local Entity will conduct the Monument’s long term maintenance activities through the use of Local Entity forces, contractors, or other means satisfactory to the Local Entity and the State.

THEREFORE, in consideration of the mutual promises contained in this Agreement, the parties agree to the following.

A G R E E M E N T

SECTION 1. PERIOD OF THE AGREEMENT

This Agreement becomes effective when finally executed by the State and shall continue unless or until otherwise terminated as provided by this agreement.

SECTION 2. FINANCIAL RESPONSIBILITIES

All costs covered by this agreement including design, engineering, testing, construction, installation, access for maintenance, maintenance, labor, materials, supplies, traffic control, additional improvements, and if required, removal of the Gateway Monument, shall be the responsibility of the Local Entity.

Any administrative costs associated with the Gateway Monument that are incurred by the State, such as those related to proposal review, as well as developing, issuing, and monitoring the Agreement for approved the Gateway Monument project shall be the responsibility of the State.

SECTION 3. RESPONSIBILITY OF THE PARTIES

A. The Local Entity agrees to:

1. Provide Gateway Monument design plans to the State before execution of this agreement according to State policy and, upon final approval, furnish and construct the Gateway Monument according to plans approved by the State, which are set out more specifically in **Attachment “B,”** Local Entity’s Final Gateway Monument Proposal, which is attached to this Agreement, and include any other related installation items that may be required; and
2. Furnish, erect, and maintain any barricades, signs and traffic handling devices, in accordance with the latest Texas Manual of Uniform Traffic Control Devices (MUTCD) and to the satisfaction of the State related to this project, as may be required to protect the safety of the public; and
3. Conduct periodic inspections of the Gateway Monument as deemed necessary; and
4. Provide for the construction and maintenance of all associated appurtenances that are considered by the State to be a part of the project. The Local Entity further agrees to remove such items from the project’s location and restore the area to the satisfaction of the State upon termination of this Agreement in accordance with Section 9.

B. The State agrees to:

1. Review and evaluate the Gateway Monument proposal submitted by the Local Entity with due consideration to safety (location, potential for motorist distraction, accessibility for maintenance, etc.), aesthetics, community support and maintainability; and
2. Coordinate with other State Divisions, as appropriate, as well as interact with the Federal Highway Administration (FHWA) for input, review and approval; and
3. Cooperate with the Local Entity to determine the requirements for barricades, signs, and traffic handling devices to be used by the Local Entity during the construction and maintenance of the Gateway Monument; and
4. Provide maintenance access to the project location for the Local Entity or for its Contractor or group, and if possible, from outside the highway right of way; and
5. Conduct periodic inspections of the Gateway Monument as deemed necessary.

C. The Local Entity and State further agree that nothing contained in this Agreement will be construed to:

1. Give either party the power to direct and control the day-to-day activities of the other; or
2. Constitute the parties as partners, joint venturers, co-owners, or otherwise as participants in a joint or common undertaking; or allow either party to create or assume any obligation on behalf of the other party for any purpose whatsoever.

SECTION 4. DESIGN AND PLACEMENT OF GATEWAY MONUMENTS

- A. Gateway Monuments shall be designed and placed so as to:
1. Be freestanding.
 2. Feature only the letters of the community name and/or officially adopted seal.
 3. Include, if required by the State, approved protective graffiti coatings.
 4. Be appropriate to its proposed setting and community context.
 5. Be in proper size and scale with its surroundings.
 6. Be composed of materials that are durable for the projected life span of the project.
 7. Be located beyond the clear zone, for both main lane traffic and frontage road traffic.
 8. Be located where maintenance can be safely performed, as specified in the Gateway Monument Agreement, and in conformance with State procedures.
 9. Be subject to the review and approval of the State in consideration of design, size, and scale for appropriate integration on urban or rural highway features.
- B. Gateway Monuments shall not:
1. Be allowed within the center median areas of interstate highway rights-of-way.
 2. Contain religious, political, special interest, private, or commercial messages of any sort, including, but not limited to, symbols, logos, business names, trade names, jingles, or slogans.
 3. Contain any displays of any sort, advertising, decorative banners, flags, or flag poles.
 4. Display telephone numbers, street addresses, or Internet addresses.
 5. Interfere with airspace above the roadway.
 6. Create a distraction to the motoring public; for example, the Gateway Monument shall be large enough to interpret at highway speed, but not be so large that it demands attention from the motorist.
 7. Include reflective or glaring surface finishes.
 8. Include illumination that impairs or distracts the vision of transportation system users. Other lighting may be permitted.
 9. Display blinking or intermittent or moving lights, including changeable message signs, digital displays, or lighted static displays such as LED.
 10. Include moving elements (kinetic art) or simulate movement.
 11. Include water features of any sort.
 12. Interfere with official traffic control devices, nor interfere with the operational right-of-way above the roadway.
 13. Be placed within State right-of-way upon trees, or painted or drawn upon rocks or other existing natural features.
 14. Make use of or simulate colors or combinations of colors usually reserved for official traffic control devices described in the Texas Manual on Uniform Traffic Control Devices.
 15. Require the removal of trees or other vegetation for visibility, or harm trees during construction. Pruning of tree branches or roots, and removal of shrubs should be avoided.
 16. Negatively impact existing highway features, including existing signs, irrigation systems, necessary drainage patterns, and facilities.

SECTION 5. MAINTENANCE

The Local Entity shall provide regularly scheduled maintenance, as described in **Attachment "B,"** the Local Entity's Final Gateway Monument Proposal, for its projected lifespan. Maintenance shall include, but not be limited to, restoration work to maintain the integrity of the approved Gateway Monument, maintenance of any associated landscaping or lighting, and graffiti removal. Gateway Monuments shall be kept clean, free of graffiti, and in good repair. Graffiti removal shall conform to the most current State policies and guidelines, which require prompt removal of offensive messages and timely removal of all other graffiti. Maintenance practices of the Local Entity or its agent shall protect air and water quality as required by federal and state law.

SECTION 6. MONUMENT REMOVAL

The Local Entity shall remove the Gateway Monument covered by this agreement, if in the opinion of the State, it creates safety or operational concerns due to deterioration or inadequate maintenance or upon termination of the main Gateway Monument Agreement. The State will notify the Local Entity when it has determined that the Gateway Monument requires special attention. In the event the Local Entity fails to maintain, repair, rehabilitate, or remove the Gateway Monument in a timely manner, the State may choose to remove the Gateway Monument after thirty (30) days following notification to the Local Entity, and bill the Local Entity for all costs of removal and restoration of the area.

The State reserves the right to remove the Gateway Monument due to construction, rehabilitation, violation of the terms of this agreement, or other necessary activities affecting the transportation facilities without any obligation, compensation to, or approval of the Local Entity. The State will strive to notify the Local Entity of its intent to remove the Gateway Monument to allow for timely removal and salvage by the Local Entity, if possible.

The State reserves the right to remove or alter any Gateway Monument that presents an immediate safety hazard to the public without delay or advanced notification to the Local Entity.

SECTION 7. USE OF CONTRACTOR OR GROUP

The Local Entity shall have the right to engage any responsible Contractor or group to perform or provide any portion of the Local Entity's Gateway Monument activities specified in this Agreement. However, notwithstanding this provision, the Local Entity shall continue to remain responsible to the State to ensure performance of all its duties and responsibilities specified in this Agreement. The Local Entity shall ensure that any Contractor or group complies with all provisions of this agreement, and federal, state, and local laws, and regulations as may be applicable.

In the event the Local Entity engages a Contractor to perform Gateway Monument construction or maintenance activities under this Agreement, the Local Entity shall ensure that said Contractor shall indemnify the State for any and all damages and claims for damages by said Contractor, its employees, agents, or representatives, including any claims resulting from bodily injury or death to others, or, for loss of or damage to property of others, arising out of, incident to, or in any manner connected to Gateway Monument construction or maintenance

activities, and, for any or all liability arising from the negligent acts of said Contractor, its employees, agents, or representatives.

In the event the Local Entity engages and approves a responsible group to perform Gateway Monument construction or maintenance activities under this Agreement, the Local Entity shall require and ensure that said Contractor or group follow all the terms of this Agreement as well as all Attachments.

SECTION 8. INDEMNIFICATION

The Local Entity and the State each acknowledge responsibility for the acts, deeds, errors and omissions of its own employees. The parties agree that the Texas Tort Claims Act pertaining to governmental liability for tortious conduct and/or property damage shall apply to this Agreement.

The Local Entity shall also indemnify and save harmless the State from any and all expense, including, but not limited to, attorney fees, which may be incurred by the State in litigation or otherwise resisting a claim or liabilities that may be imposed on the State as a result of error, omission, or act of the Local Entity, its agents, or its employees.

SECTION 9. TERMINATION

This Agreement may be terminated under any of the following conditions:

- A. By mutual written agreement and consent of both parties; or
- B. By either party upon giving the other party thirty (30) days prior written notice; or
- C. By the State, in the event the State determines that the Gateway Monument is not in the best interest of the traveling public.

If either party terminates this Agreement, as provided herein, the Local Entity will be responsible for repair or removal of the Gateway Monument. In the event that the Local Entity does not provide the repair or removal services, the State may remove or repair the Gateway Monument and shall be entitled to reimbursement from the Local Entity for any reasonable costs incurred by the State to restore the State's right of way to its original condition.

SECTION 10. AMENDMENTS

Amendments to this Agreement shall be in writing and shall be executed by both parties.

SECTION 11. AUDIT

The state auditor may conduct an audit or investigation of any entity receiving funds from the state directly under the contract or indirectly through a subcontract under the contract. Acceptance of funds directly under the contract or indirectly through a subcontract under this contract acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

SECTION 12. SUCCESSORS AND ASSIGNS

Subject to the provisions of Section 7, the Local Entity shall not assign or otherwise transfer its rights and obligations under this Agreement except with prior written consent of the State, and any prohibited assignment or transfer shall be null and void.

SECTION 13. REMEDIES

This Agreement shall not be considered as specifying the exclusive remedy for any default. All legal remedies may be pursued by either party and shall be cumulative.

SECTION 14. INSURANCE

If this agreement authorizes the Local Entity or its contractor to perform any work on State right of way, before beginning work, the entity performing the work shall provide the State with a fully executed copy of the State's Form 1560 Certificate of Insurance verifying the existence of coverage in the amounts and types specified on the Certificate of Insurance for all persons and entities working on the State right of way. This coverage shall be maintained until all work on the State right of way is complete. If coverage is not maintained, all work on State right of way shall cease immediately, and the State may recover damages and all costs of completing the work.

SECTION 15. NOTICES

All notices to either party by the other under this Agreement shall be delivered personally or sent by U.S. mail, postage prepaid, addressed to such party at the following addresses:

<p>STATE : Texas Department of Transportation 4777 East Highway 80 Mesquite, TX 75150</p>	<p>LOCAL ENTITY: City of Hutchins 321 North Main Street Hutchins, TX 75141</p>
---	--

SECTION 16. GRATUITIES

Texas Transportation Commission policy mandates that employees of the State shall not accept any benefits, gifts, or favors from any person doing business or who reasonably speaking may do business with the State under this Agreement. Any person doing business with or who may reasonably speaking do business with the State under this Agreement may not make any offer of benefits, gifts or favors to State employees. Failure on the part of the Local Entity to adhere to this policy may result in the termination of this Agreement.

SECTION 17. INCORPORATION OF PROVISIONS

Attachments "A" and "B" are made part of this contract. The parties shall comply with the provisions of Attachments "A" and "B" as if they were set forth in full within the body of this contract.

SECTION 18. SIGNATORY WARRANTY

Each signatory warrants that the signatory has necessary authority to execute this agreement on behalf of the entity represented.

THEREFORE, the Parties have executed this Agreement in duplicate originals.

THE CITY OF HUTCHINS

By: _____
Title: _____
Date: _____

Attest: _____
City Clerk

THE STATE OF TEXAS

Certified as being executed for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by The Texas Transportation Commission

By: _____
Ceason Clemens, P.E.
Dallas District Engineer

Date: _____

List of Attachments:

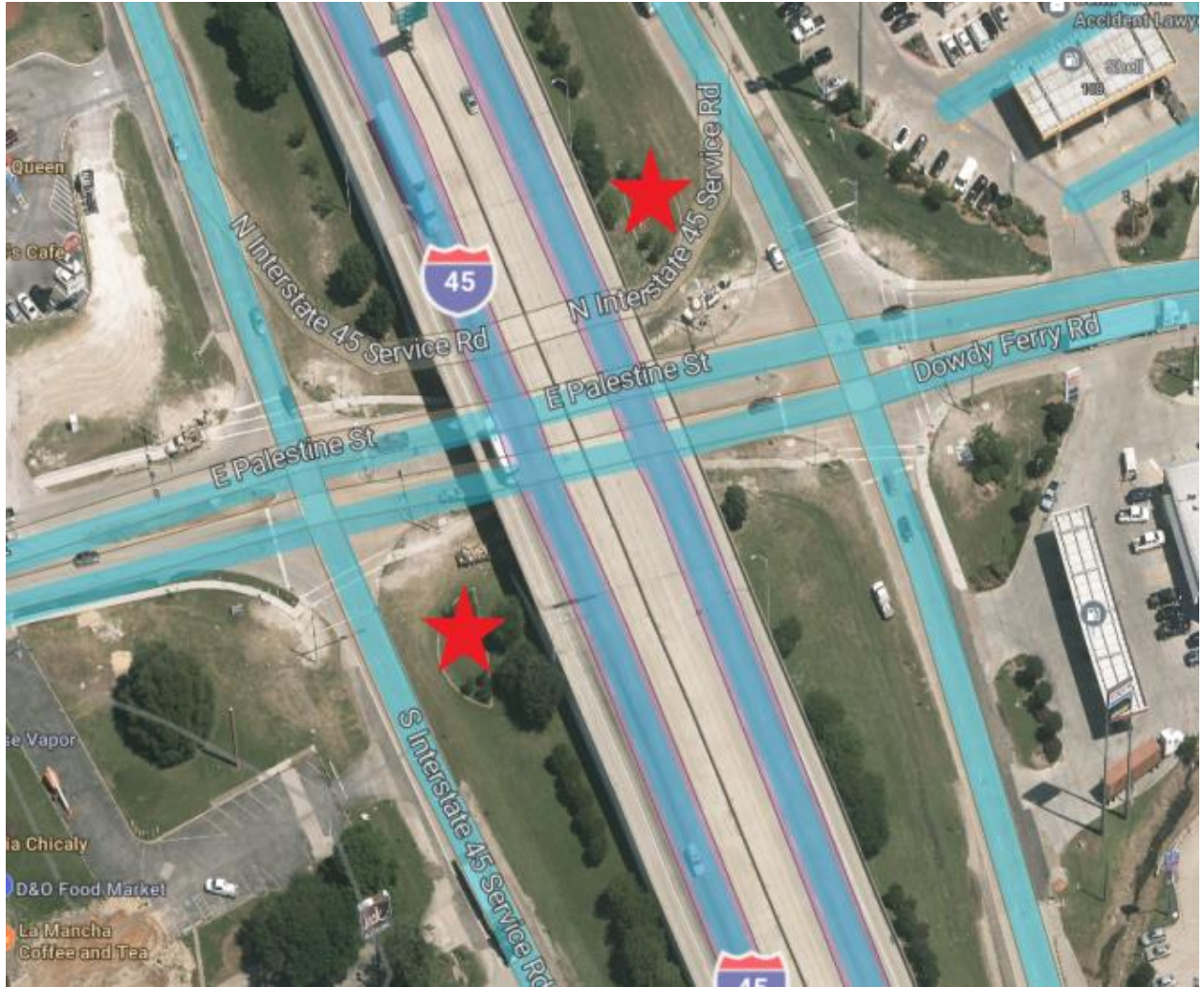
- "A" – Project Map for Gateway Monument**
- "B" - Local Entity's Final Gateway Monument Proposal**

**ATTACHMENT B
MONUMENT PROPOSAL**

Section F, Item 8.

**ATTACHMENT A
PROJECT MAP**

Section F, Item 8.



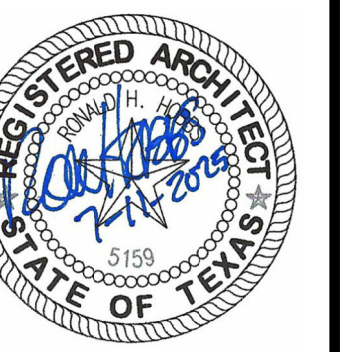
ISSUE DATE:

Aug 11, 2025

REVISIONS:

1. TXDOT COMMENTS
8/12/25

HUTCHINS GATEWAY SIGNS
HUTCHINS TEXAS
RON HOBBS ARCHITECTURE & INTERIOR DESIGN, LLP
614 WEST MAIN STREET, SUITE 200 GARLAND, TEXAS 75040
PHONE: 972-494-0174

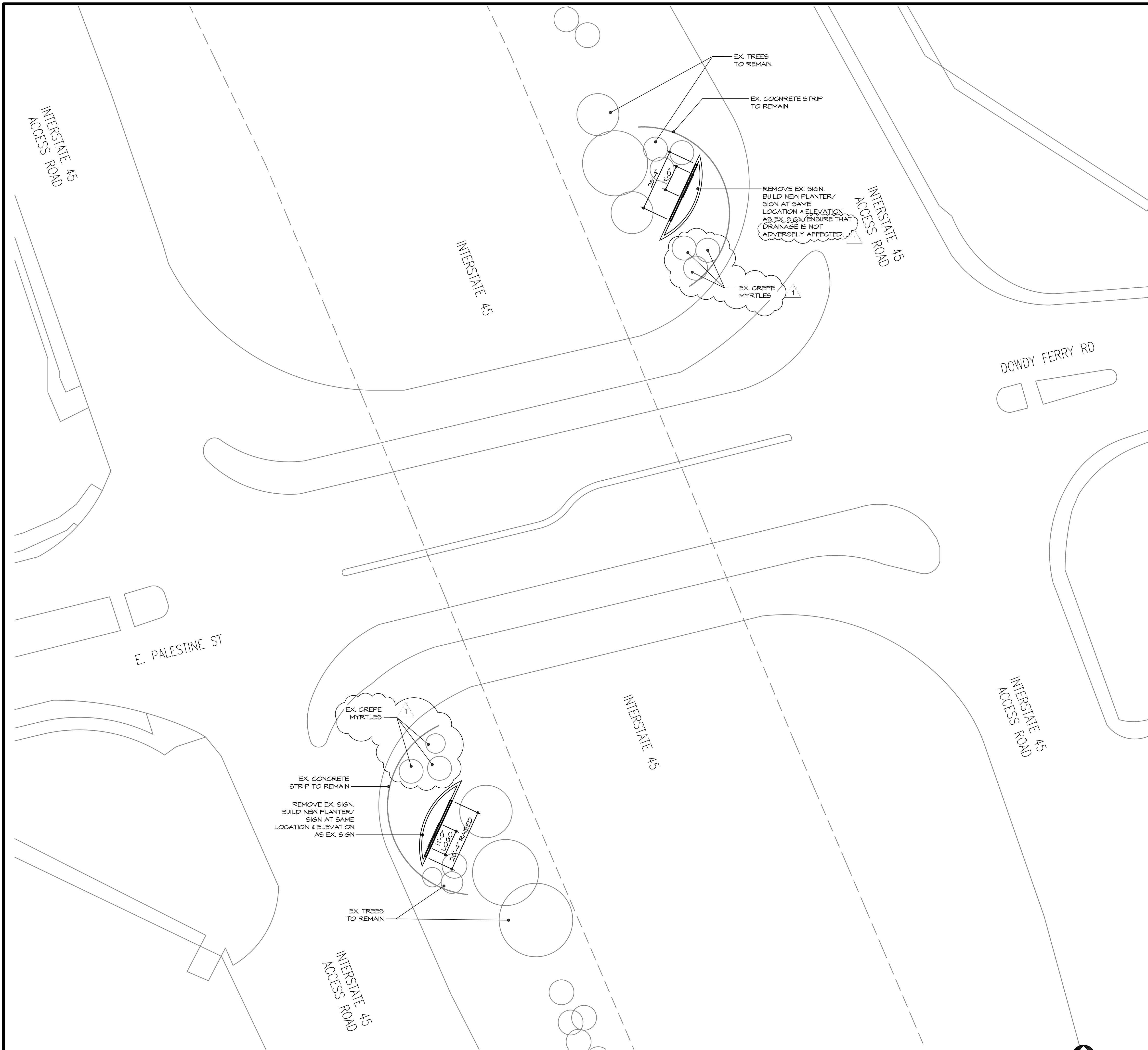


JOB NUMBER

2316

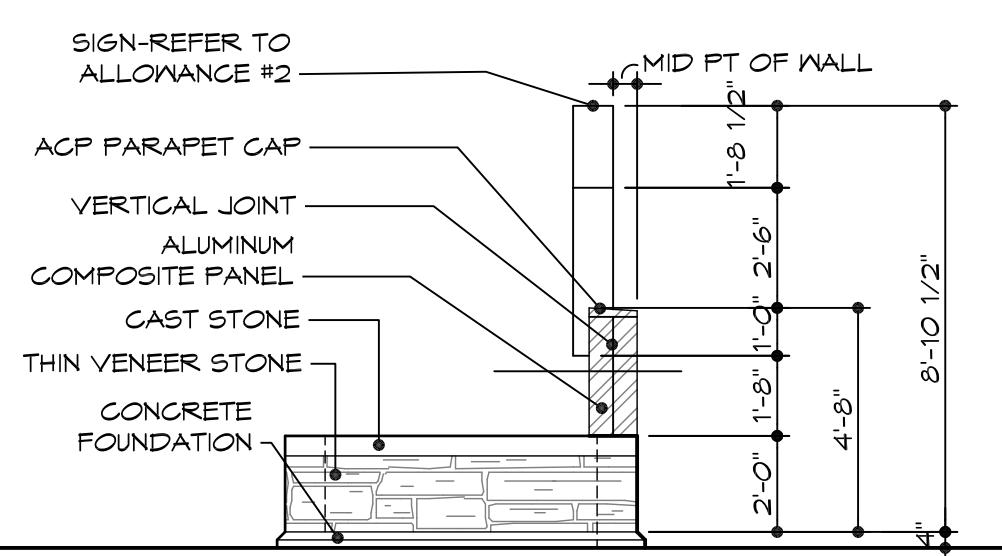
SHEET NUMBER
SIGNS SITE PLAN

SP101

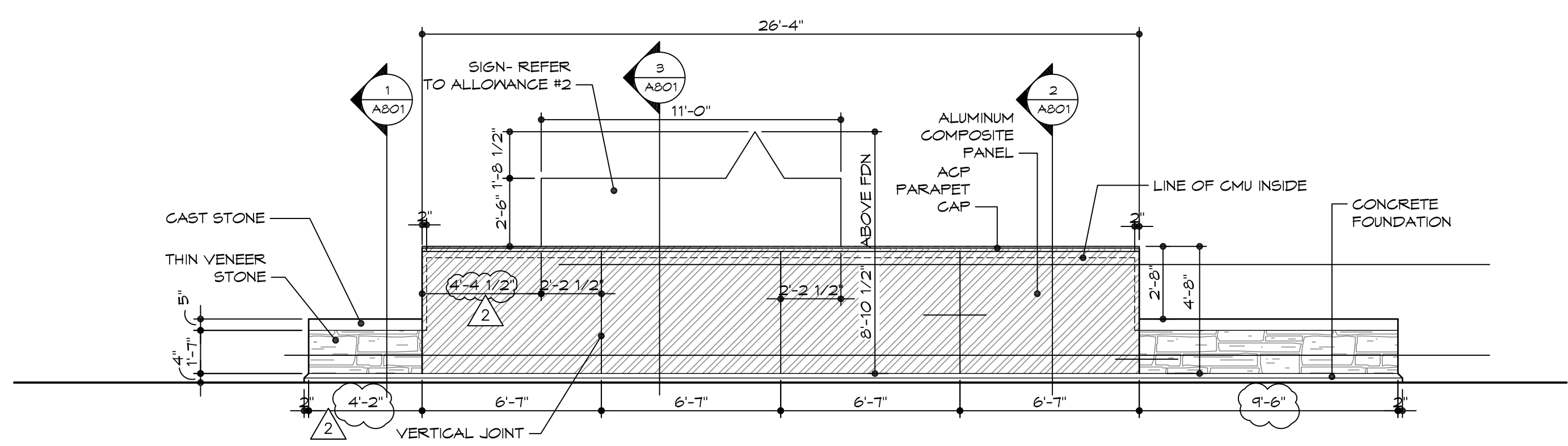


1 SITE PLAN
SCALE: 1" = 20'-0"

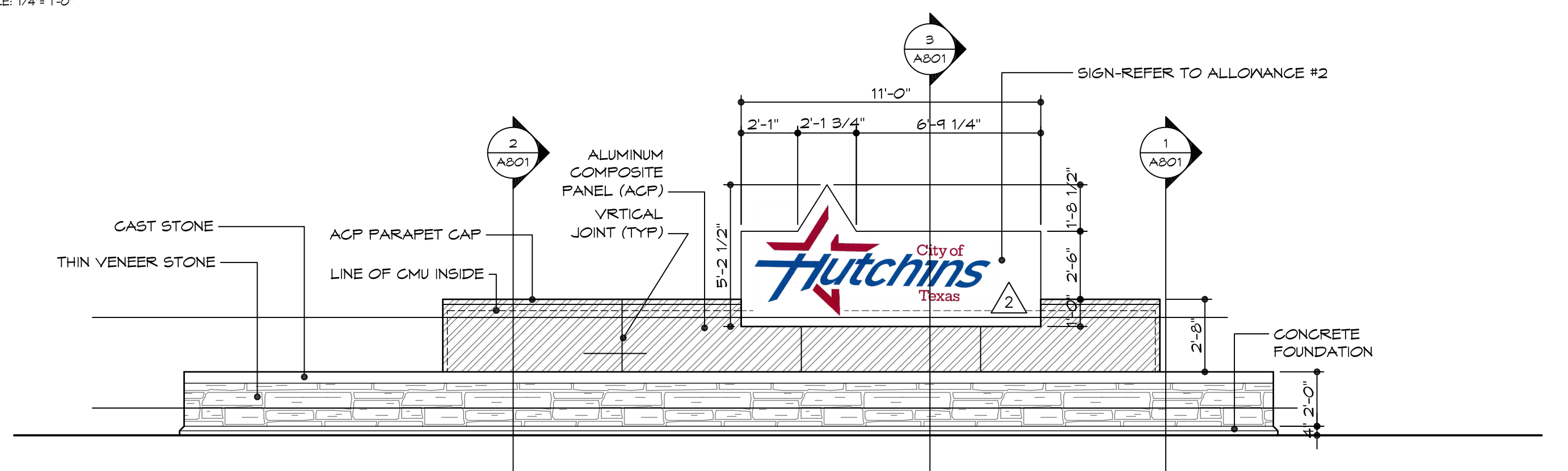




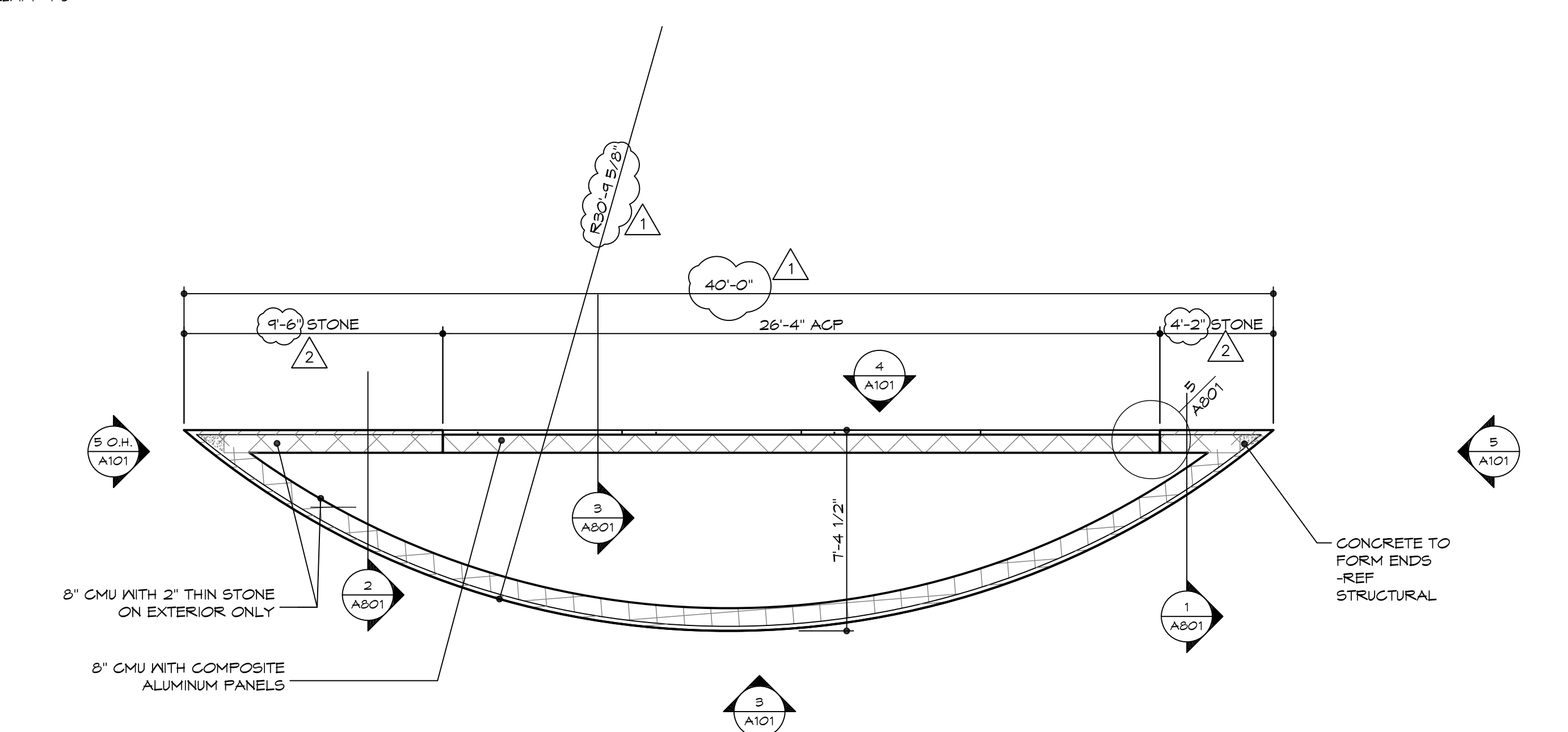
5 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



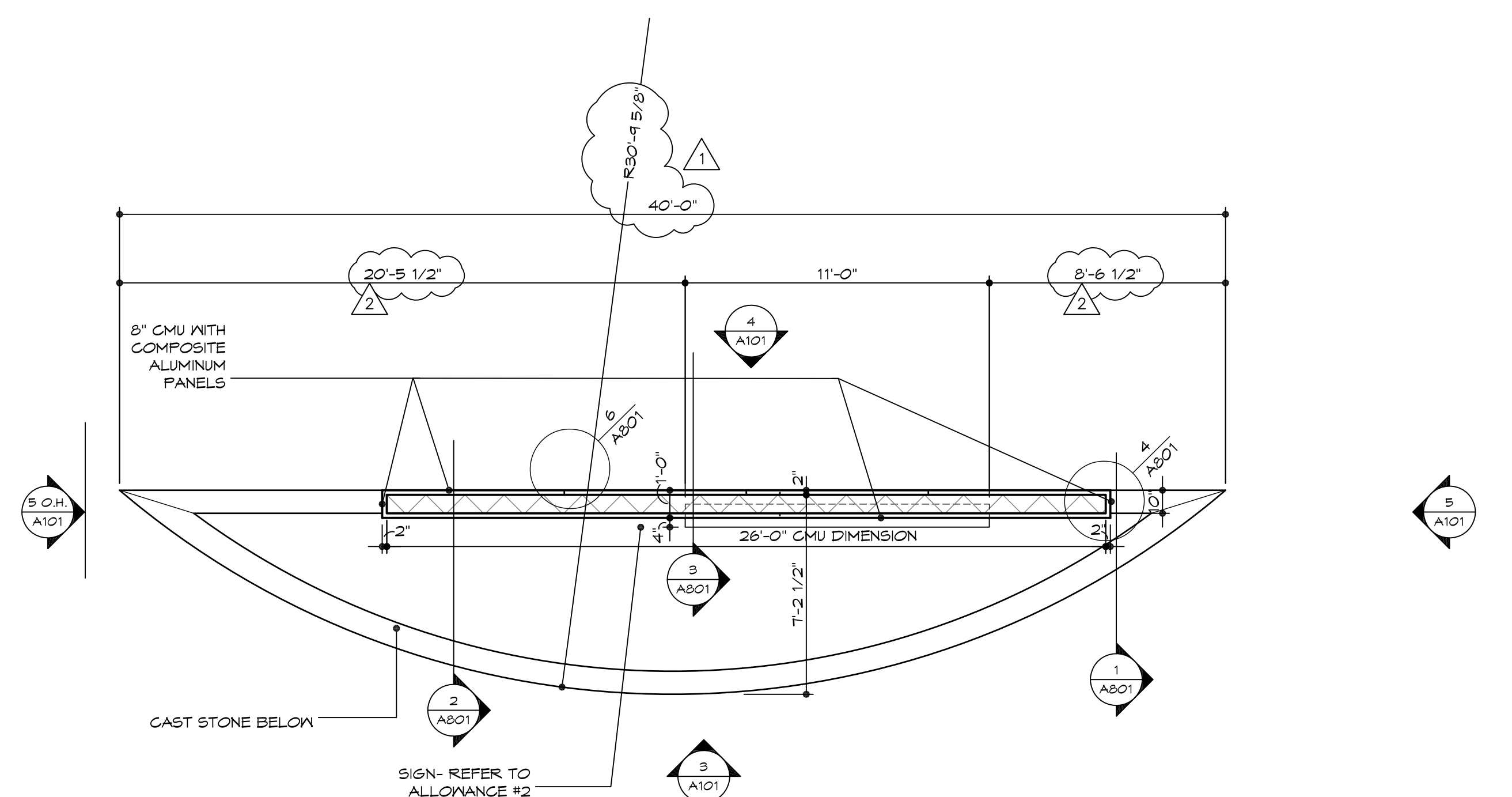
4 BACK ELEVATION
SCALE: 1/4" = 1'-0"



3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

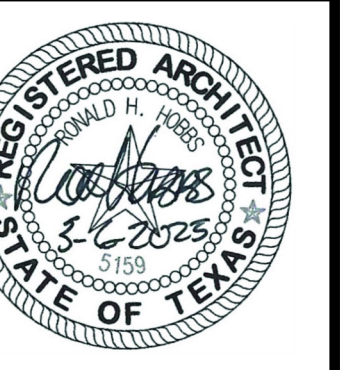


1 PLAN (12" ABOVE GRADE)
SCALE: 1/4" = 1'-0"



2 PLAN (52" ABOVE GRADE)
SCALE: 1/4" = 1'-0"

HUTCHINS GATEWAY SIGNS
HUTCHINS TEXAS
RON HOBBS ARCHITECTURE & INTERIOR DESIGN, LLP
PHONE: 972-494-0174
614 WEST MAIN STREET, SUITE 200 GARLAND, TEXAS 75040



JOB NUMBER

2316

SHEET NUMBER
PLAN-ELEVATIONS

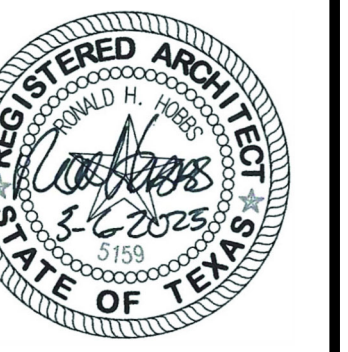
A101.

ISSUE DATE:

March 6, 2025

REVISIONS:

HUTCHINS GATEWAY SIGNS
HUTCHINS TEXAS
RON HOBBS ARCHITECTURE & INTERIOR DESIGN, LLP
614 WEST MAIN STREET, SUITE 200 GARLAND, TEXAS 75040
PHONE: 972-494-0174

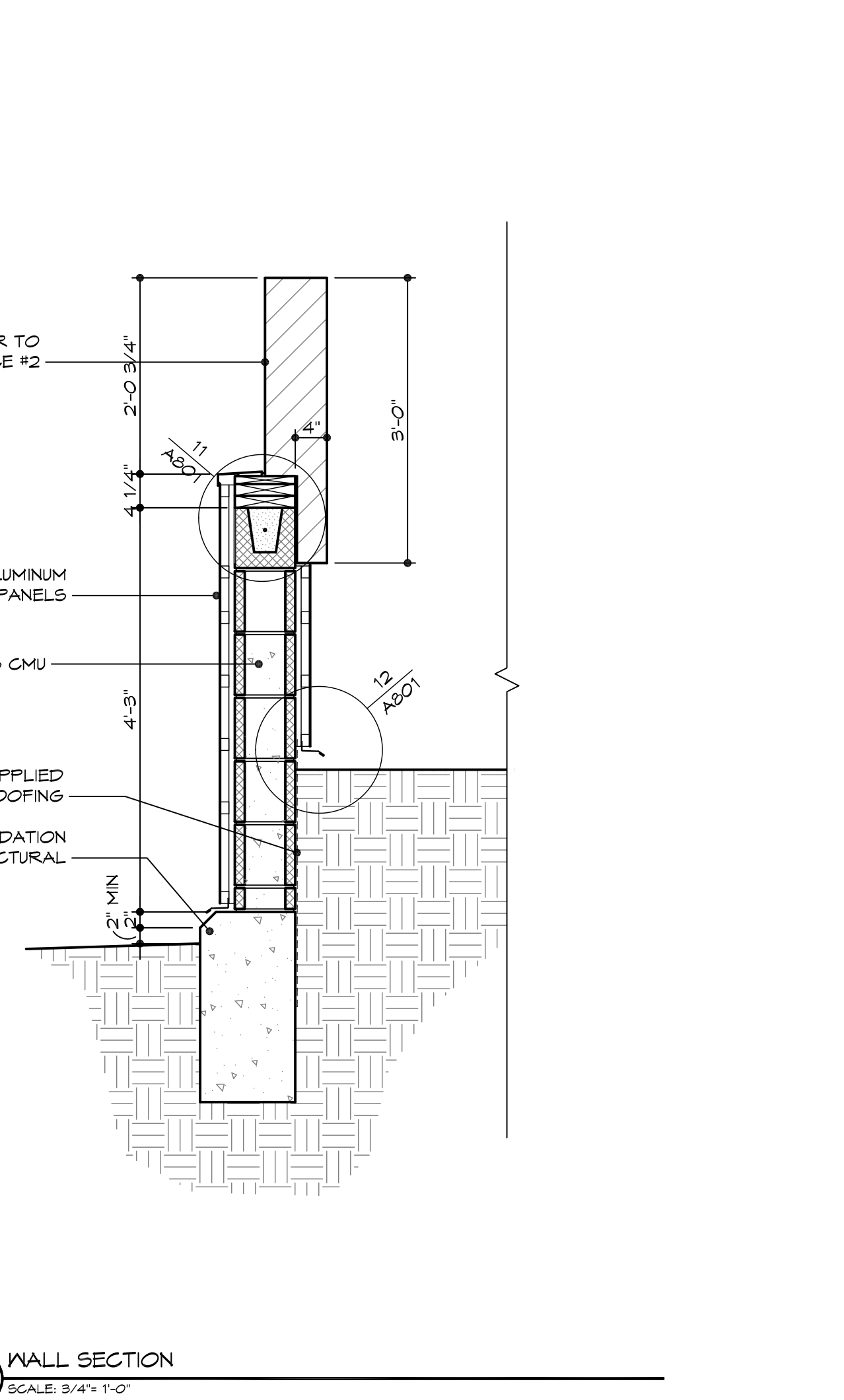
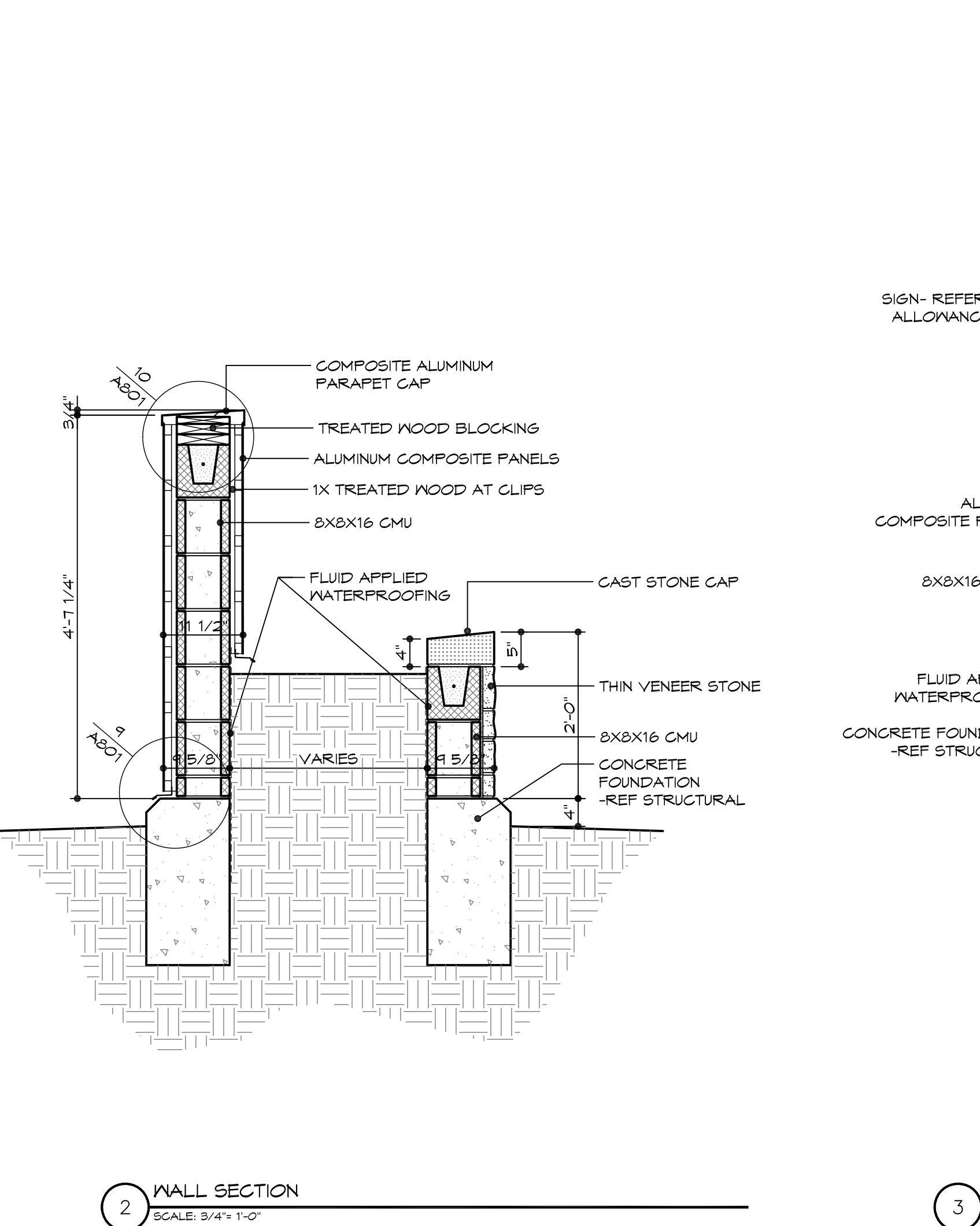
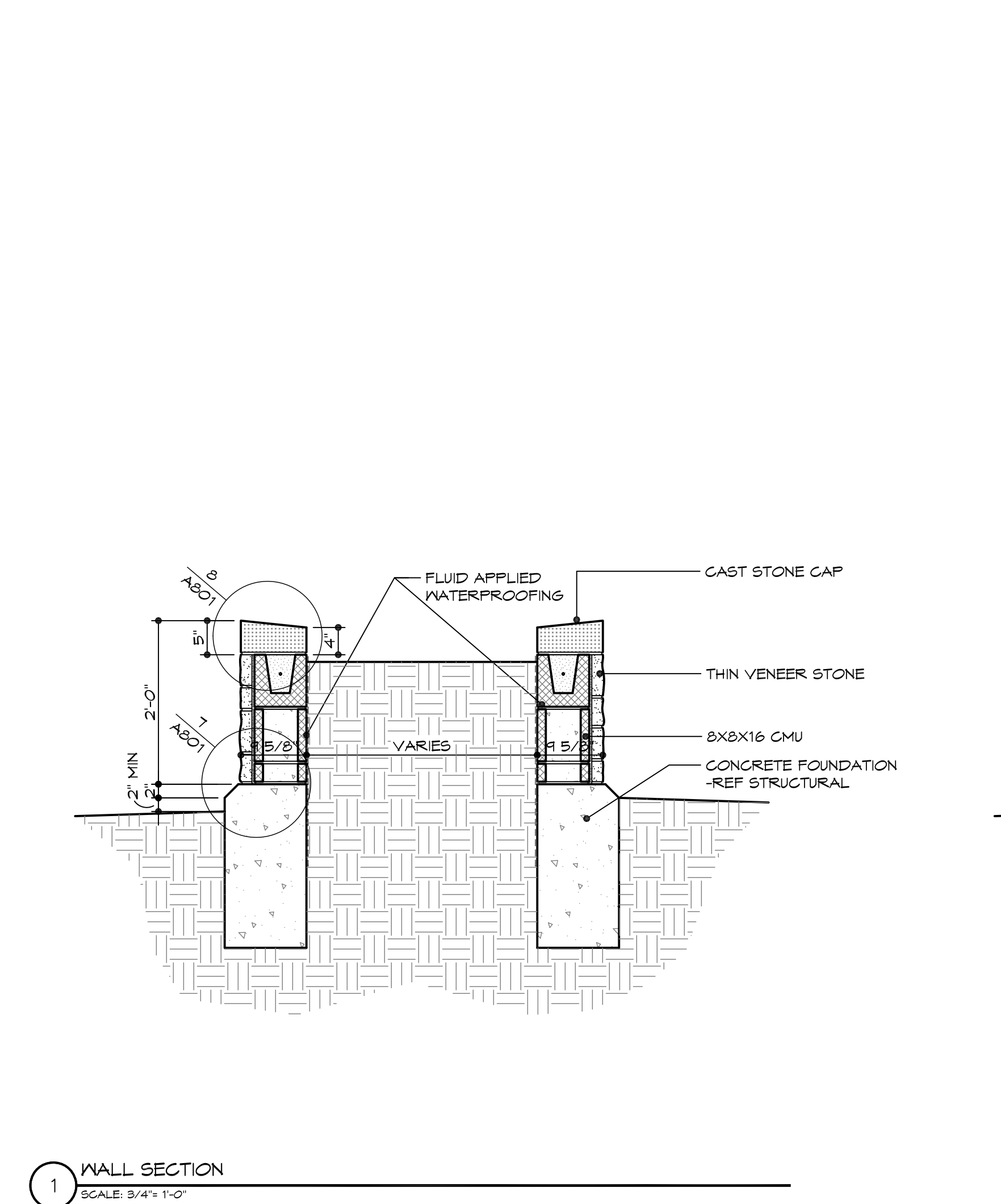
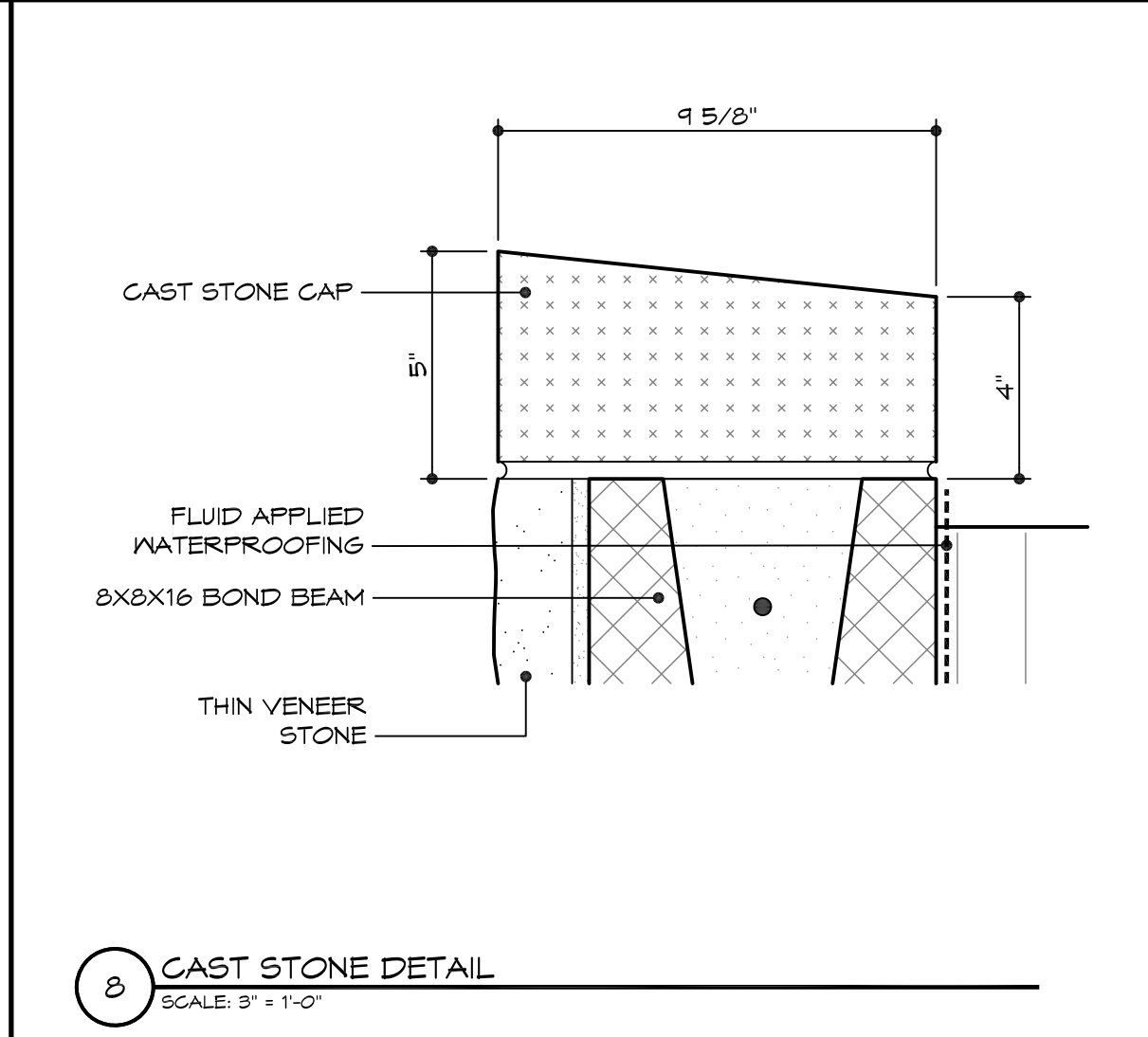
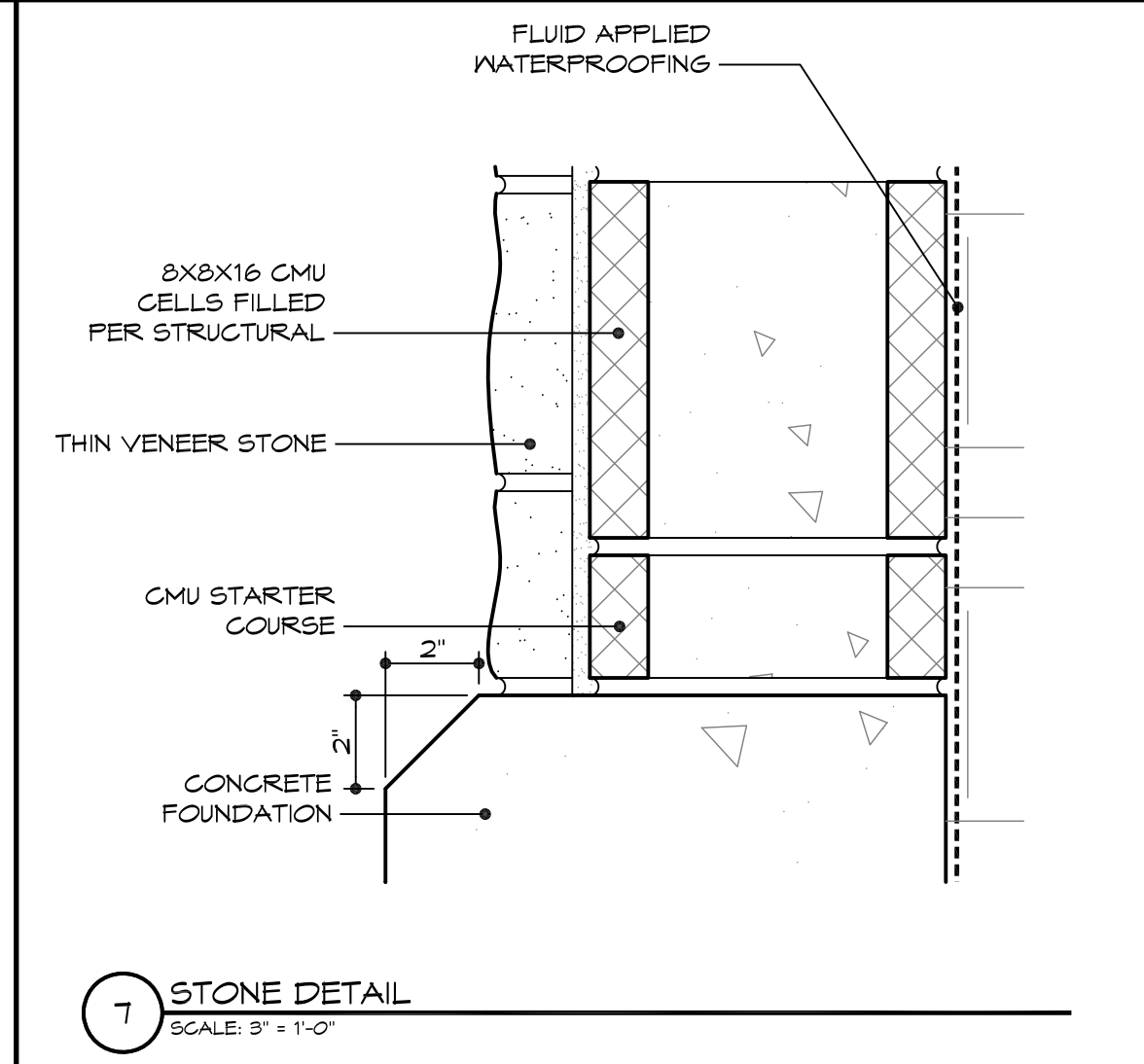
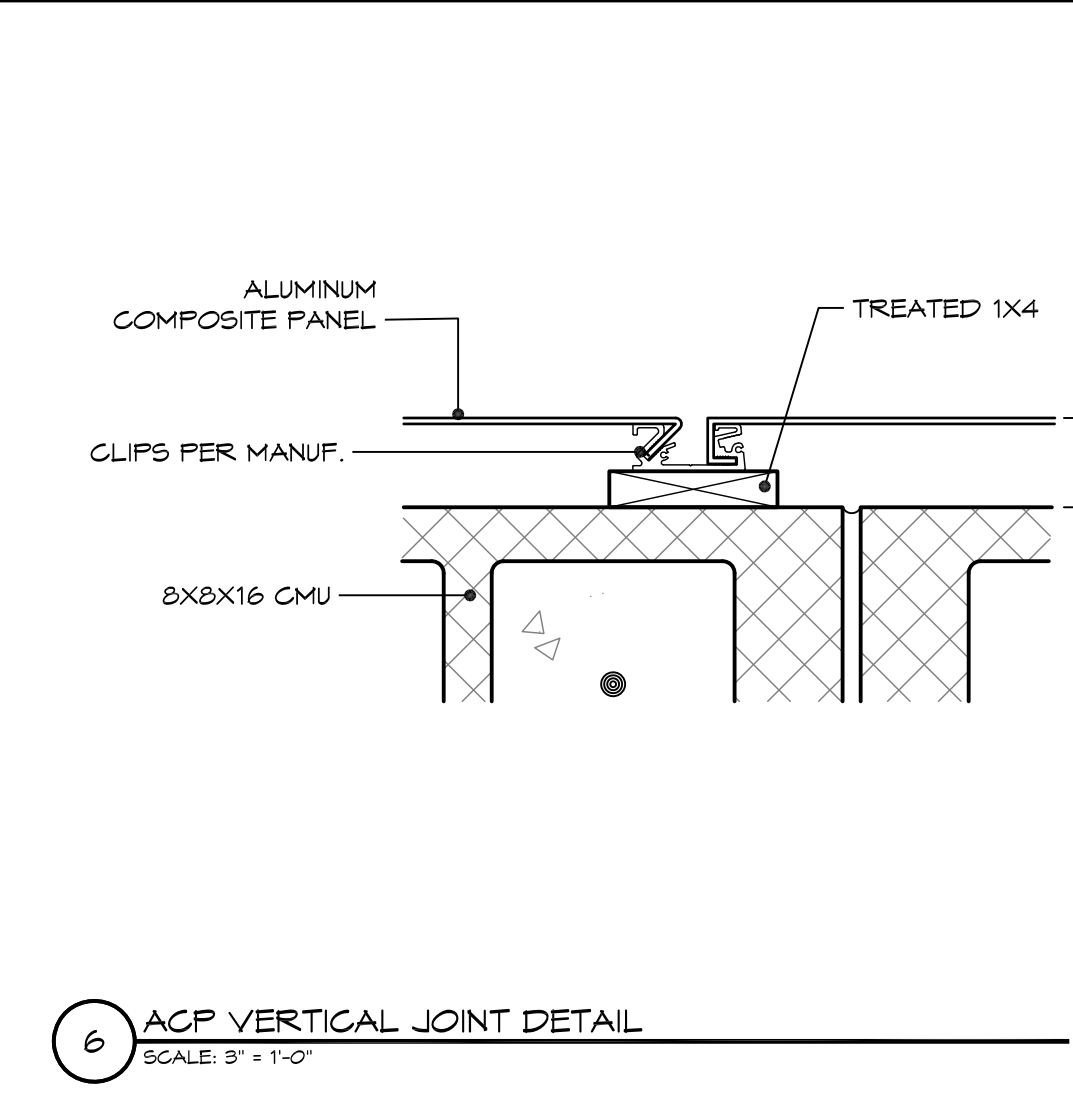
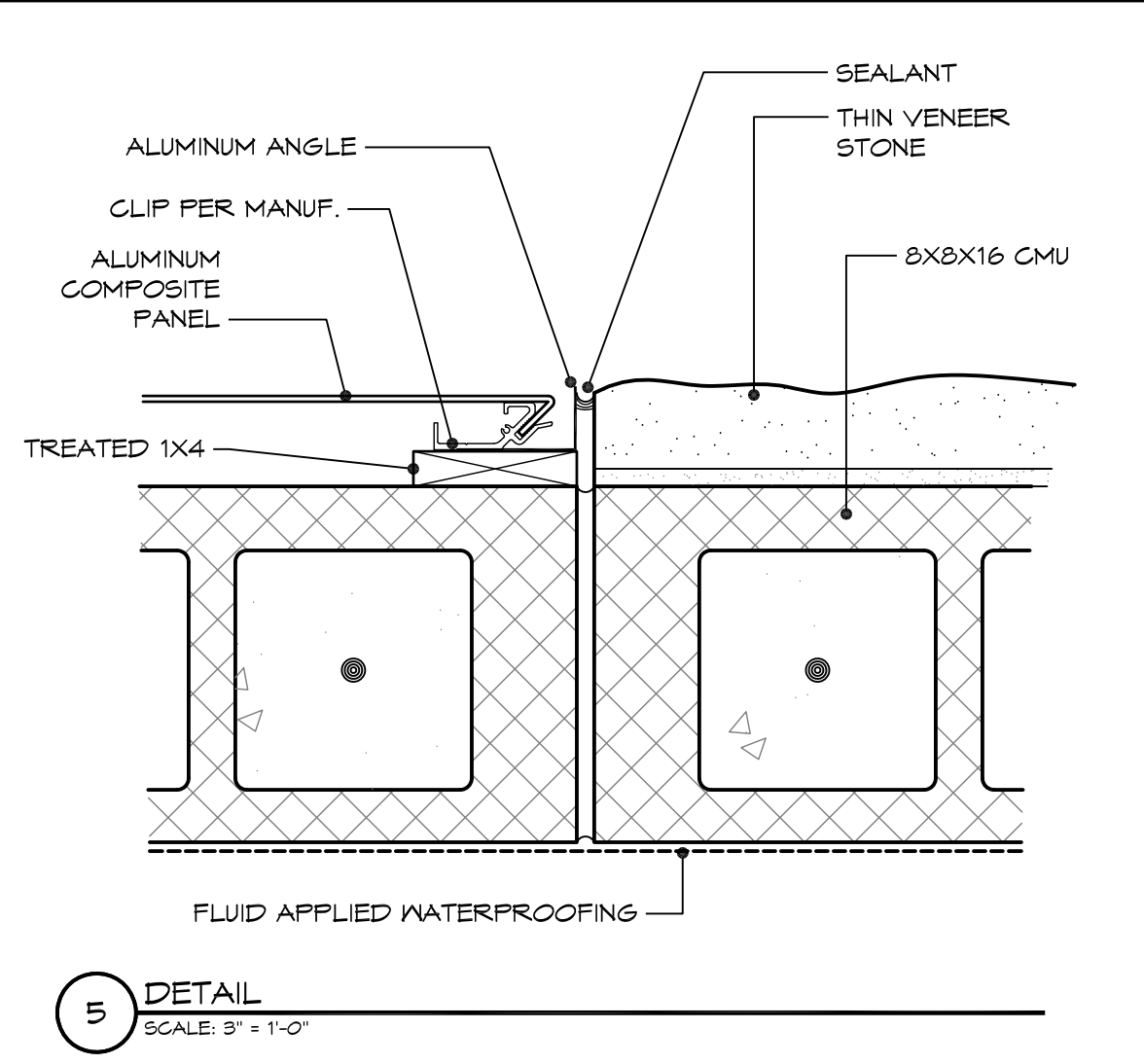
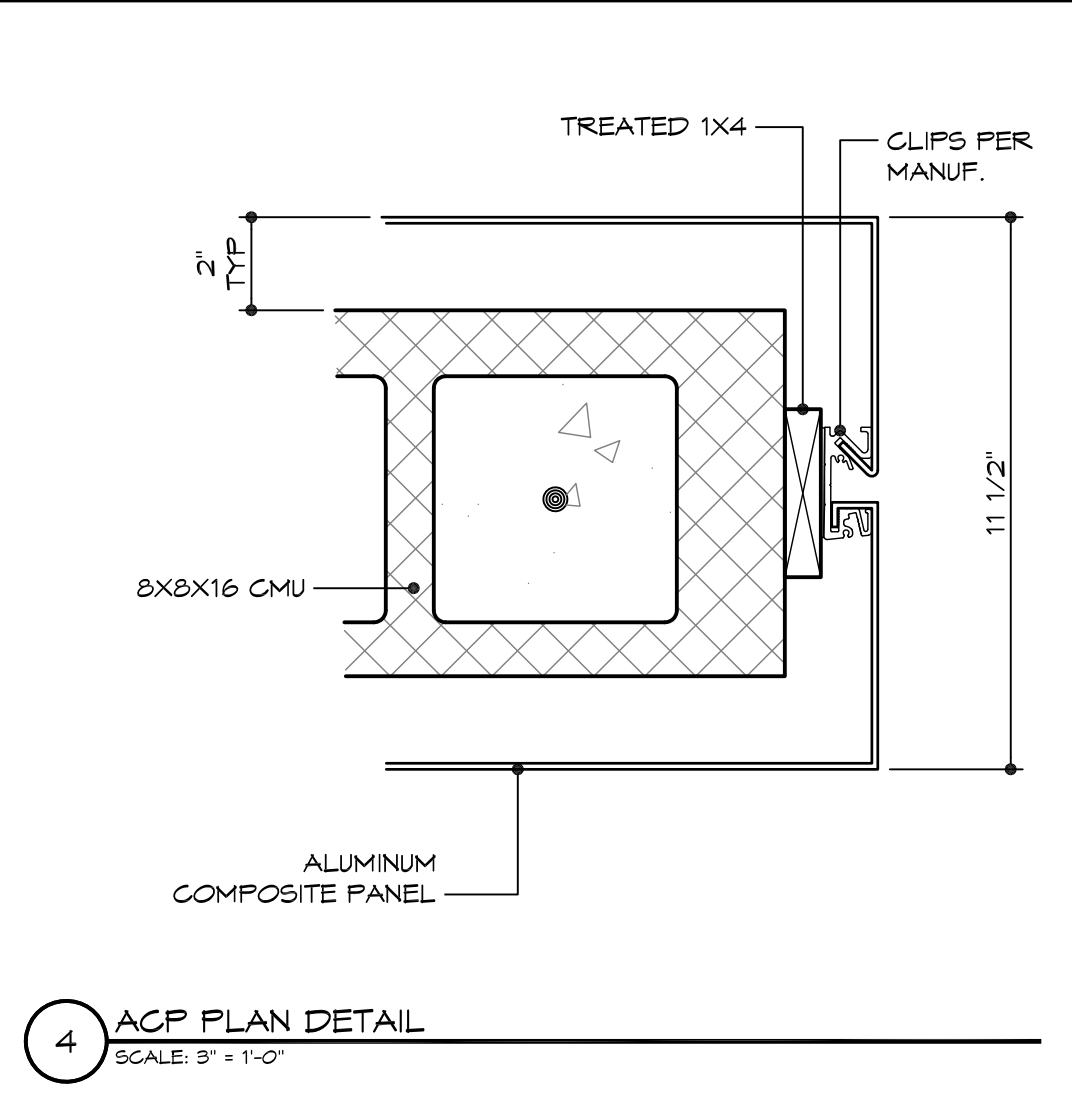
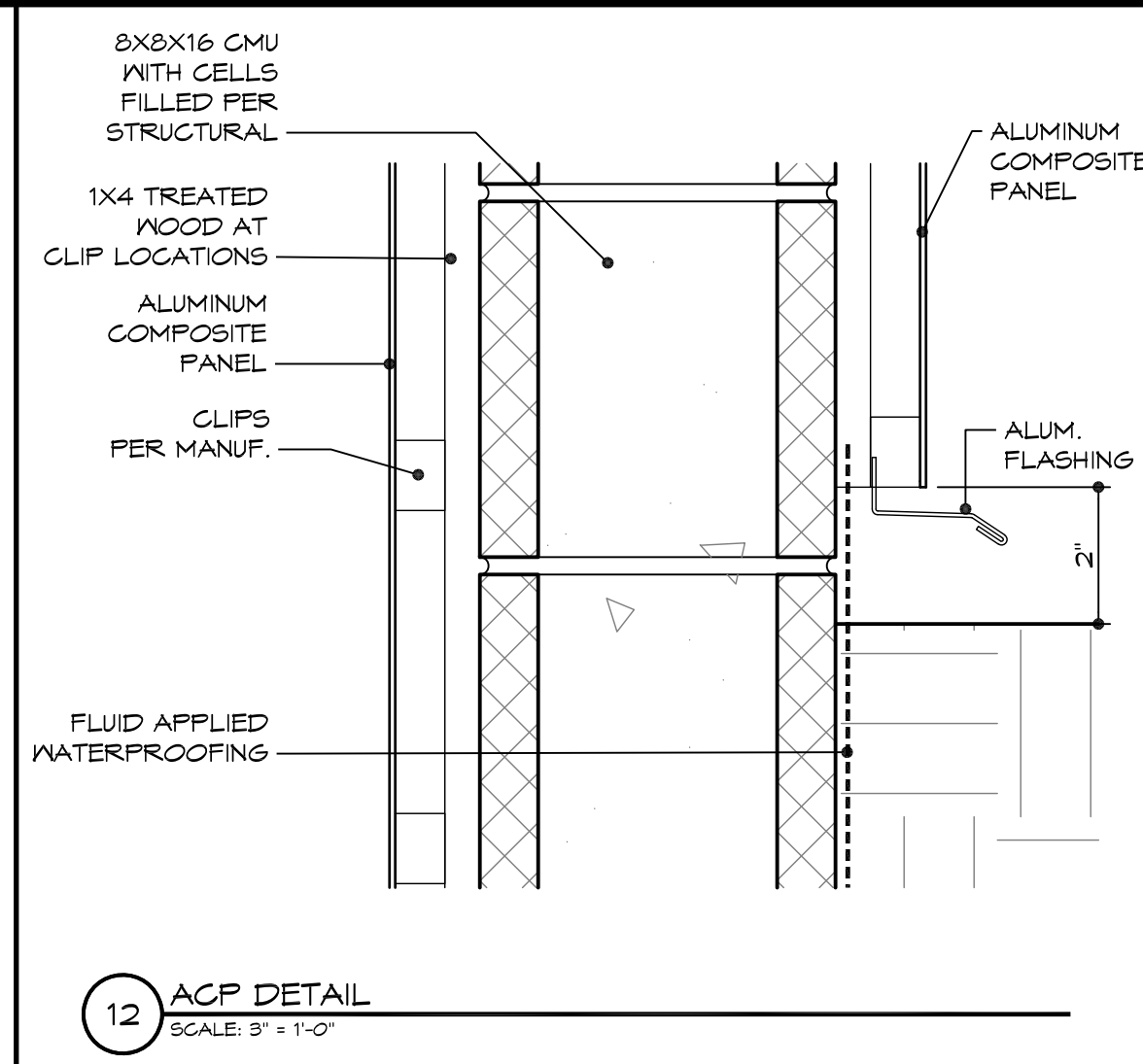
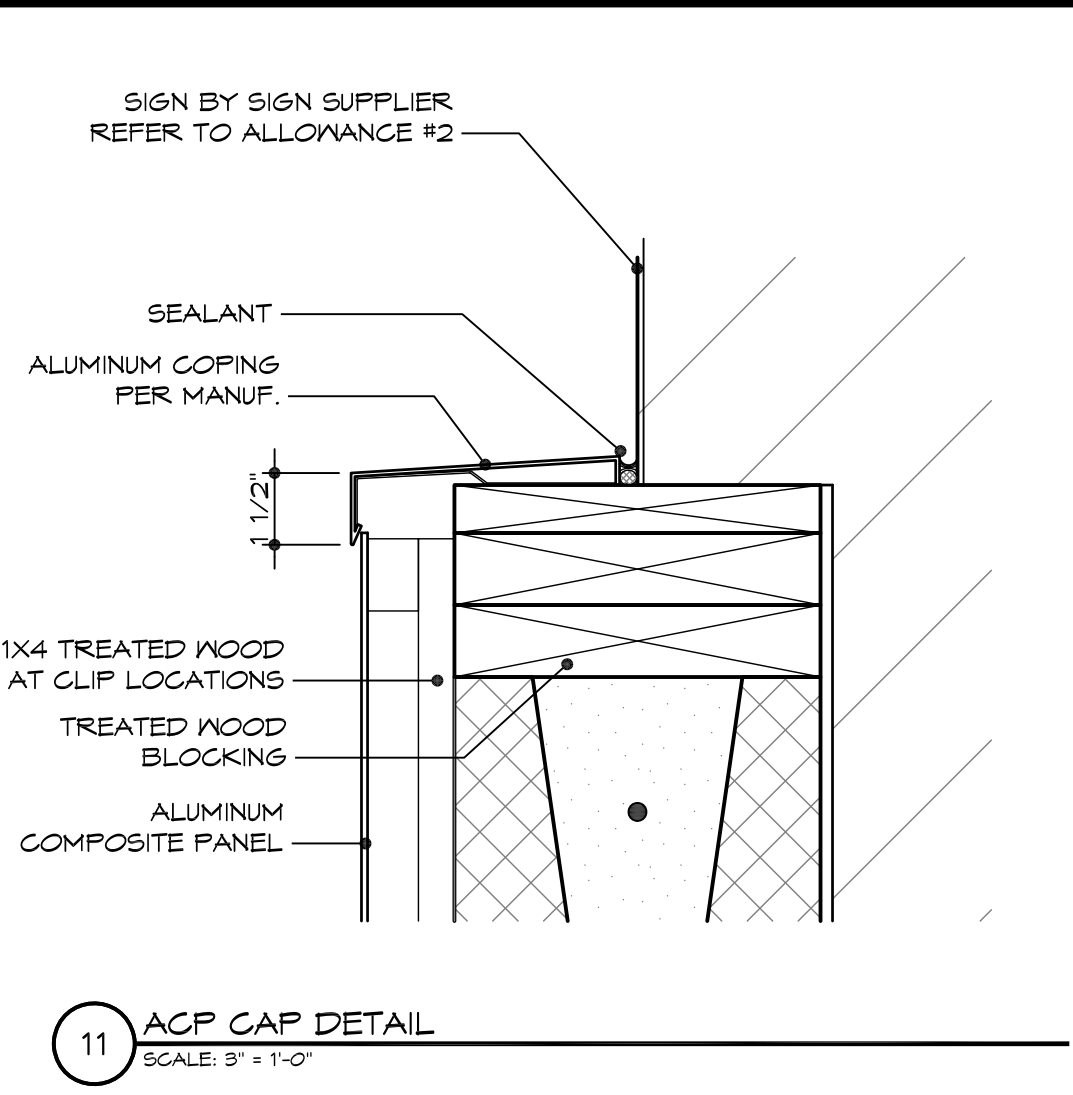
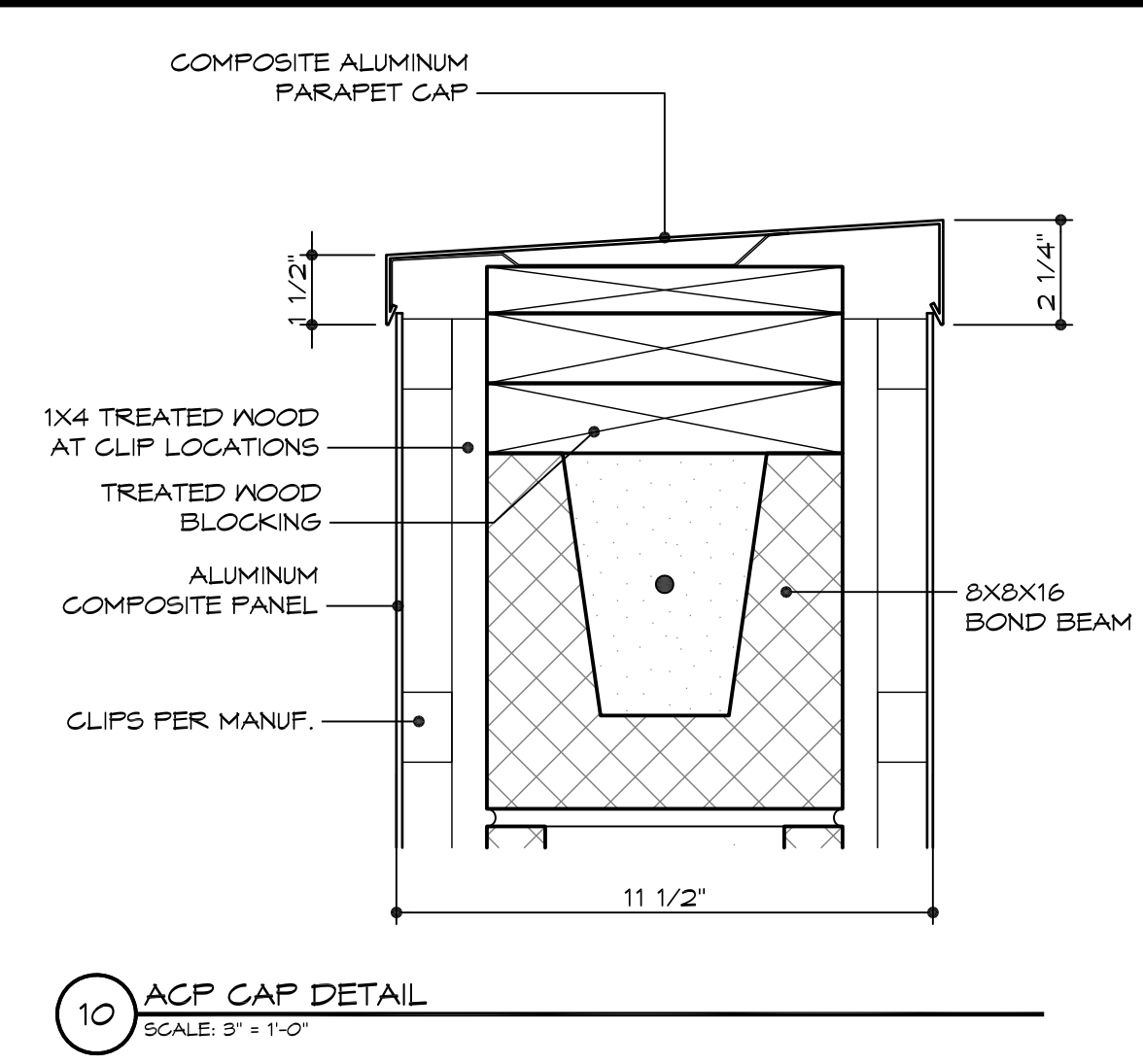
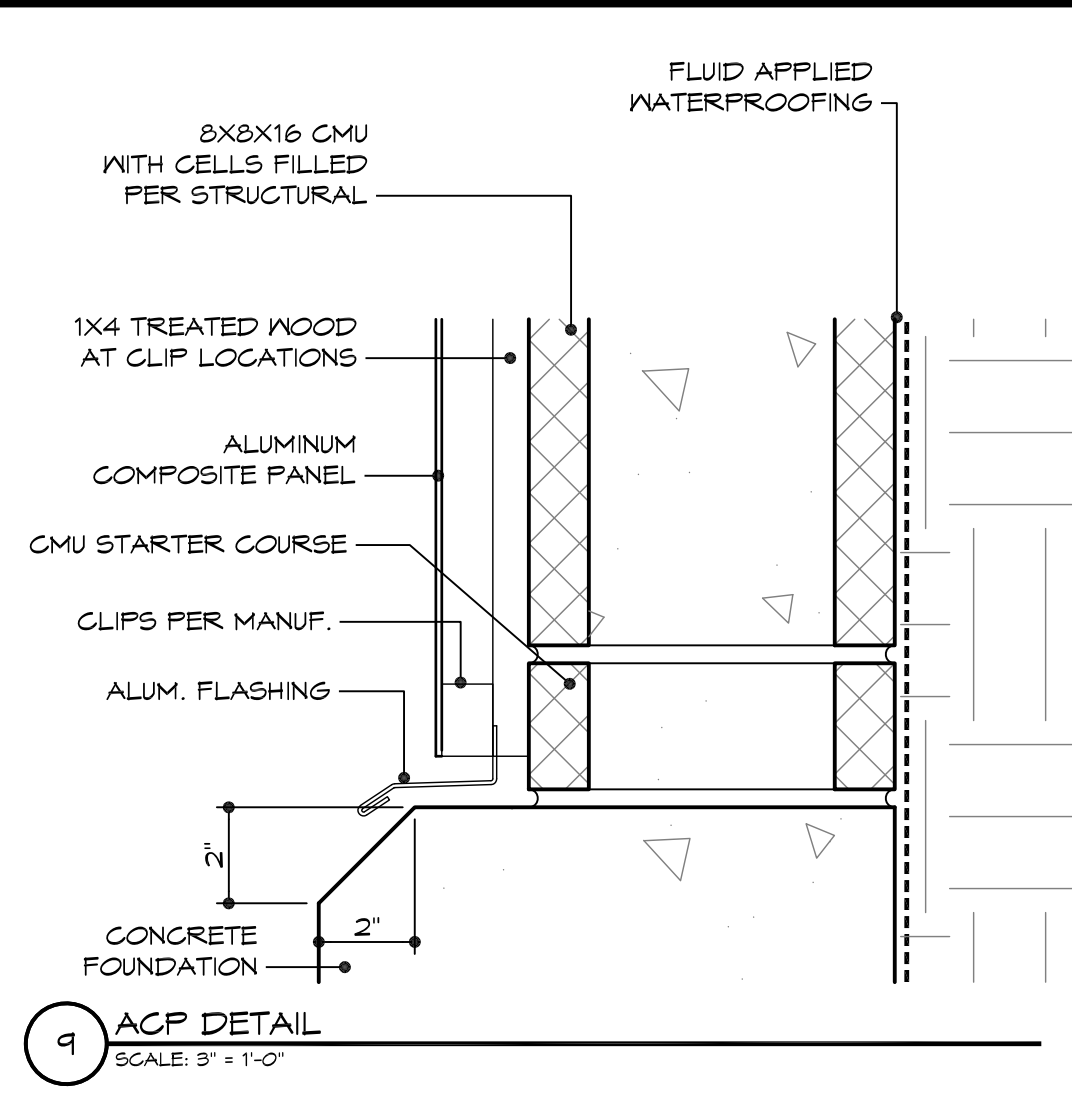


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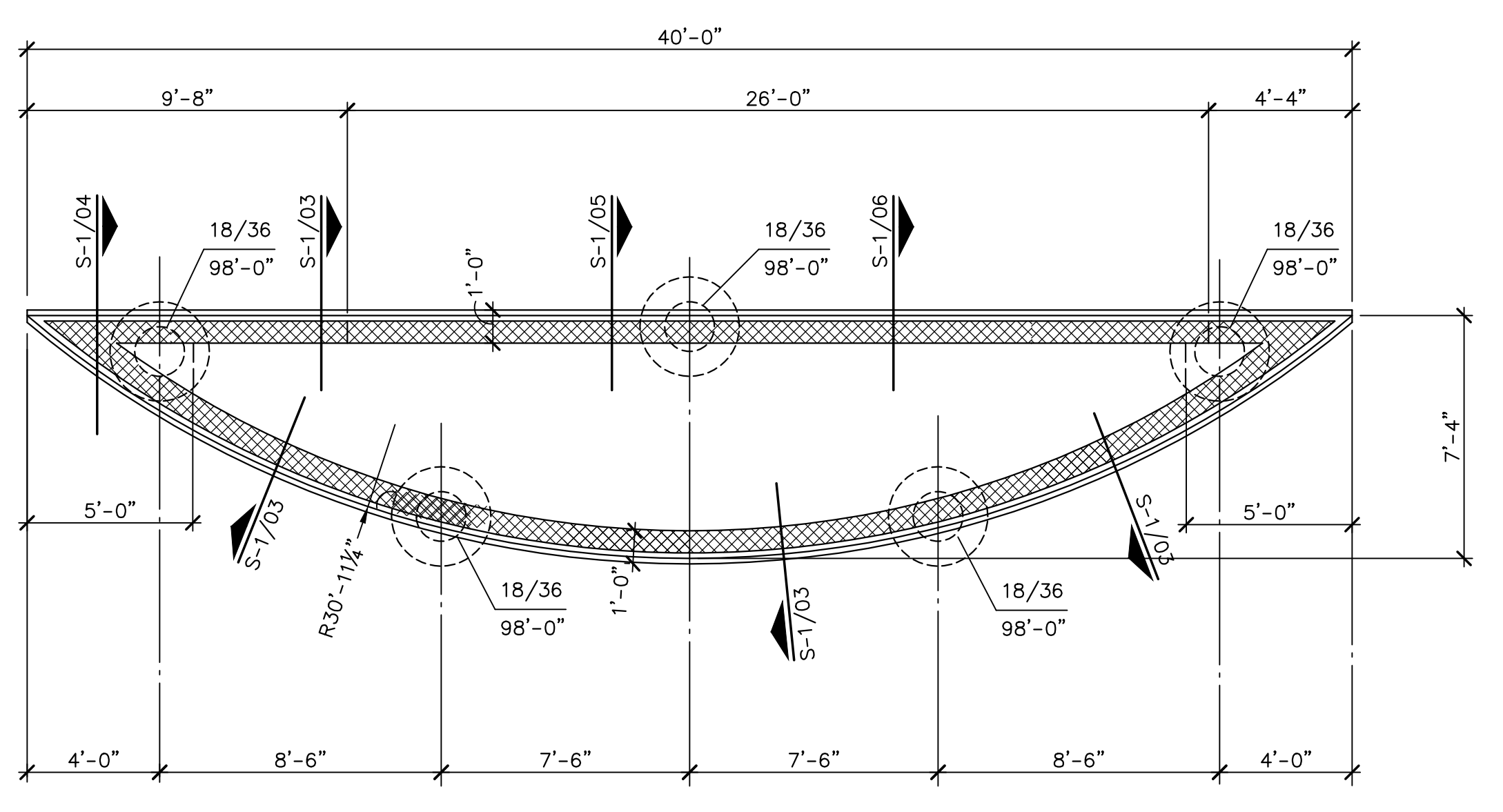
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SHEET NUMBER
SECTIONS AND
DETAILS

A801

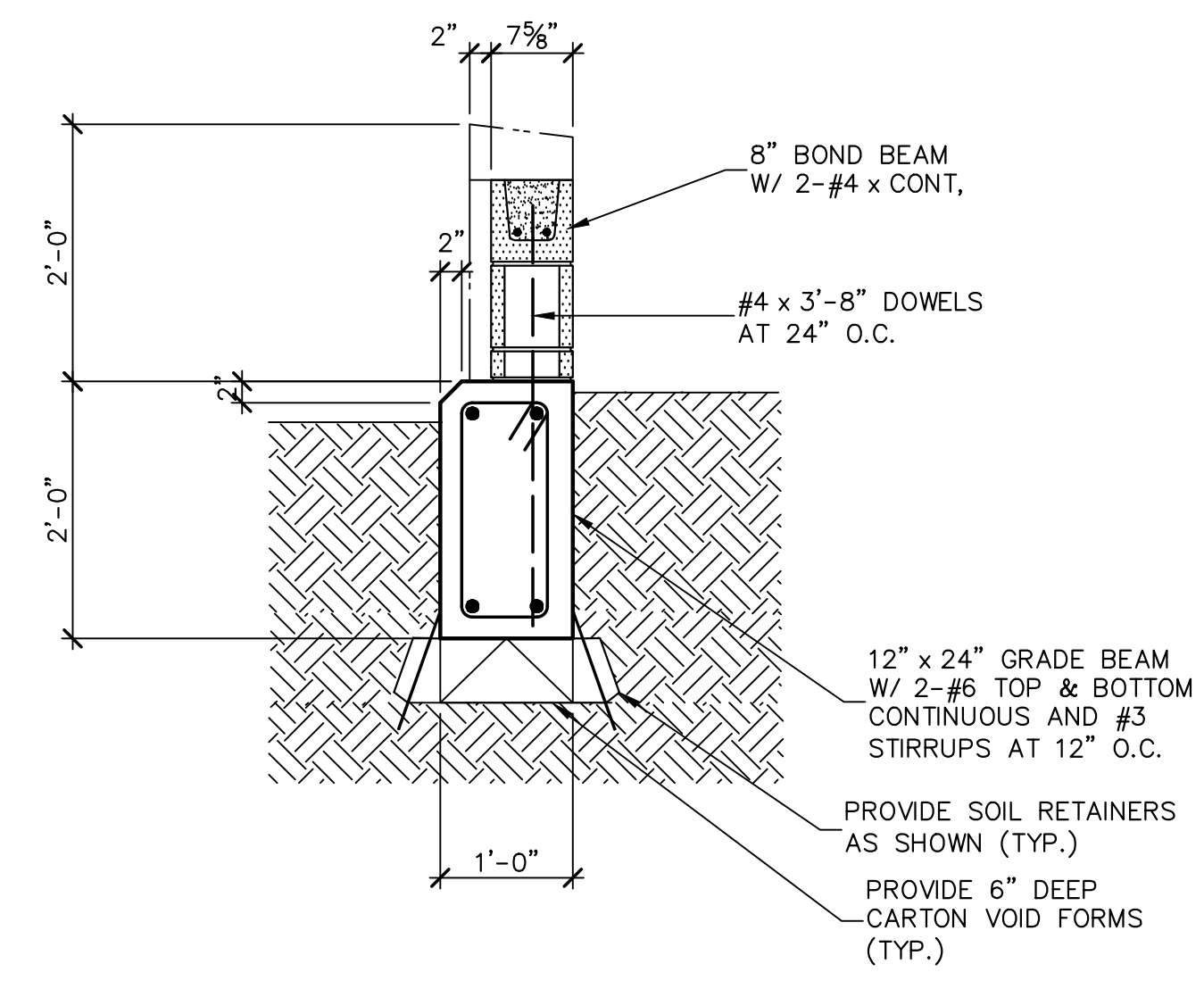
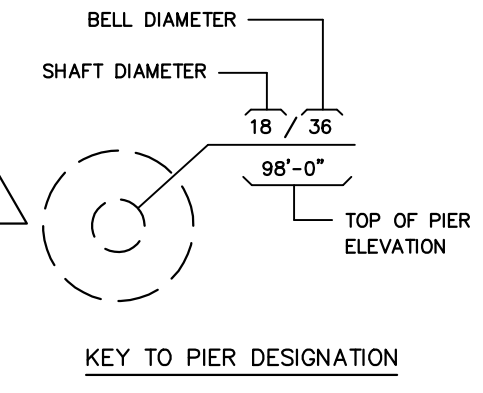


ISSUE DATE:
APRIL 20, 2024
REVISIONS:
SHORTEN LENGTH 07/28/25

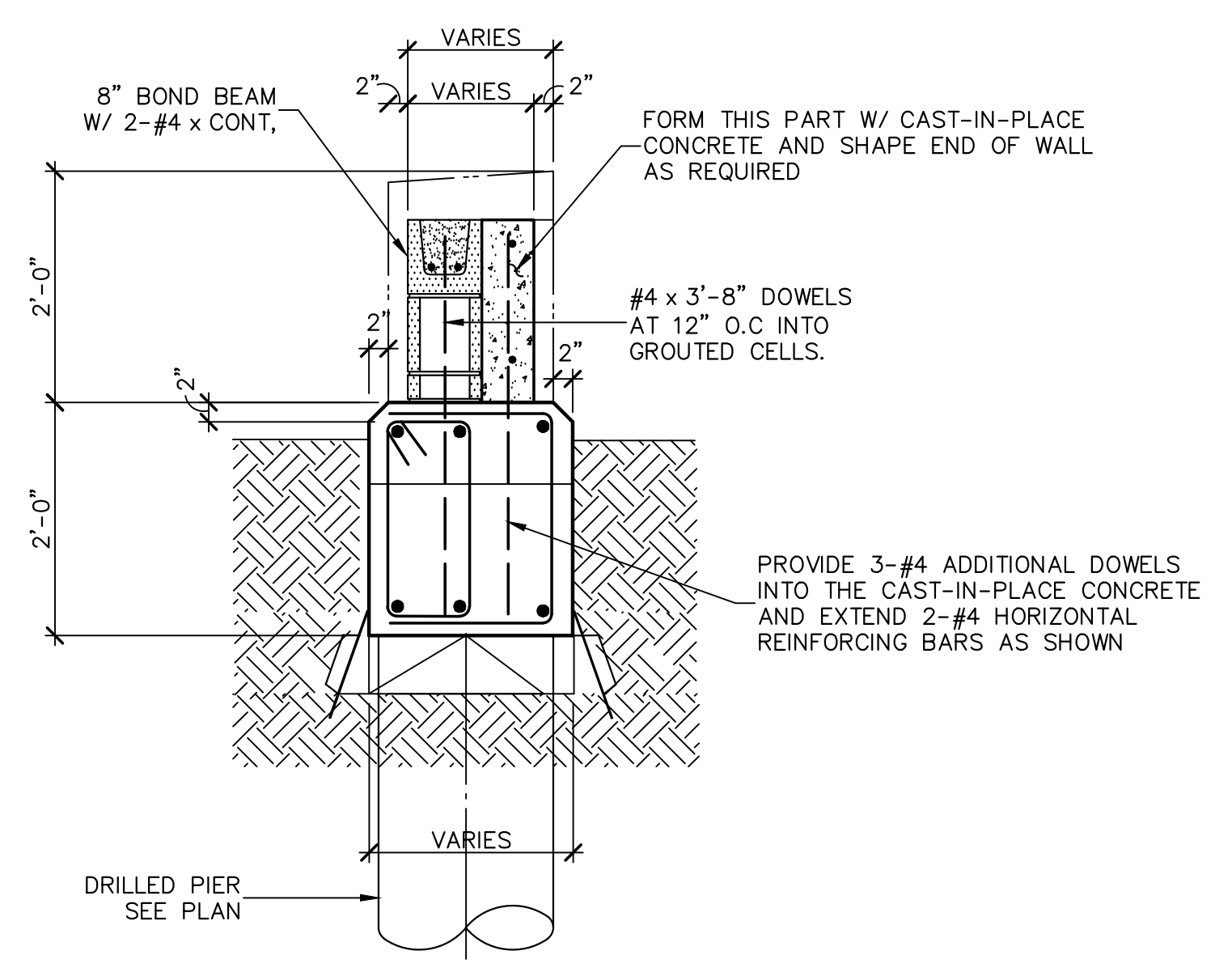


01 SIGN STRUCTURE FOUNDATION PLAN
SCALE: 1/4"=1'-0"

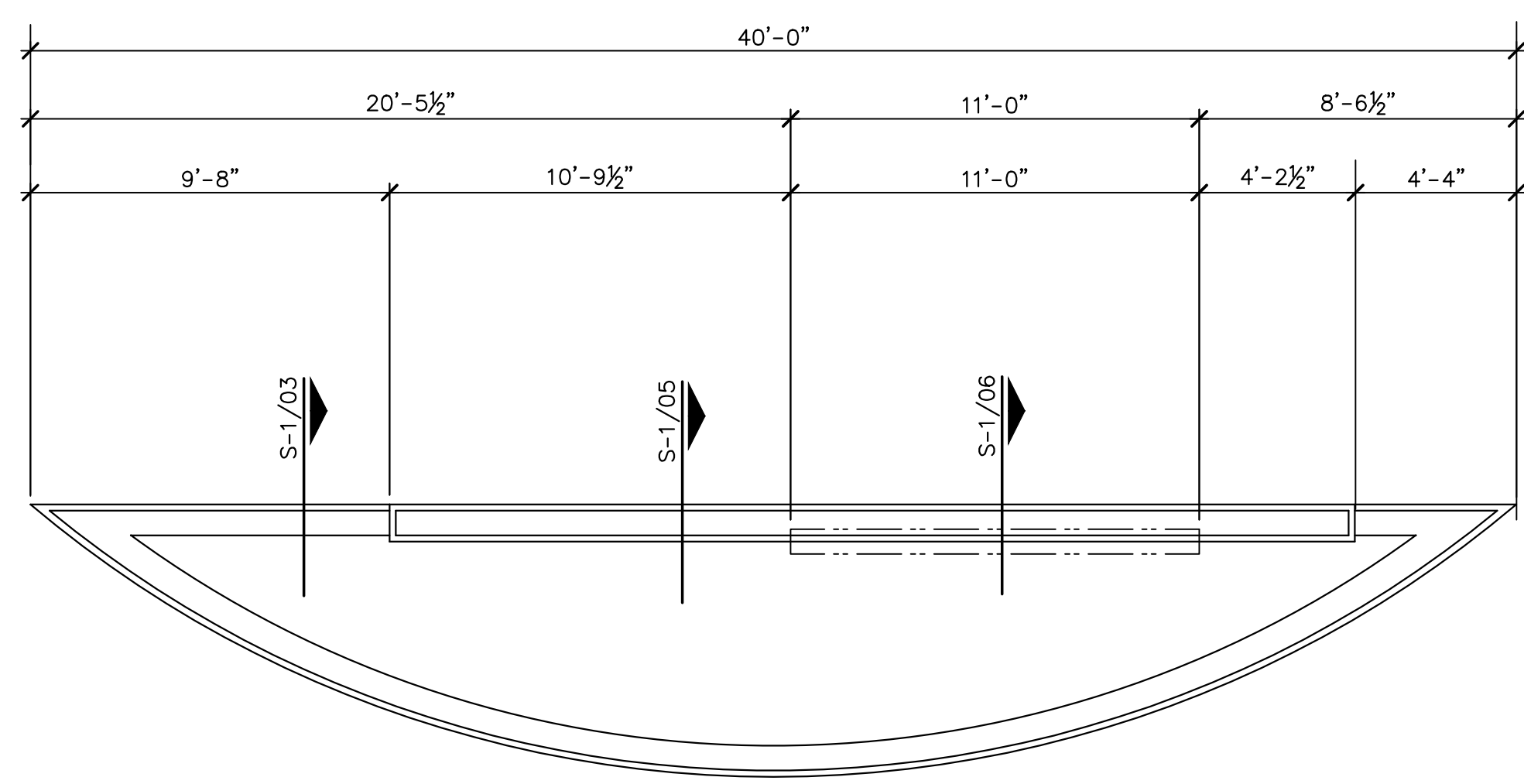
NOTE:
TOP OF GRADE BEAM ELEVATION IS DEFINED ARBITRARILY AS ELEVATION 100'-0". FOR ACTUAL DATUM ELEVATION OF TOP OF GRADE BEAM REFER TO OTHER DRAWINGS.



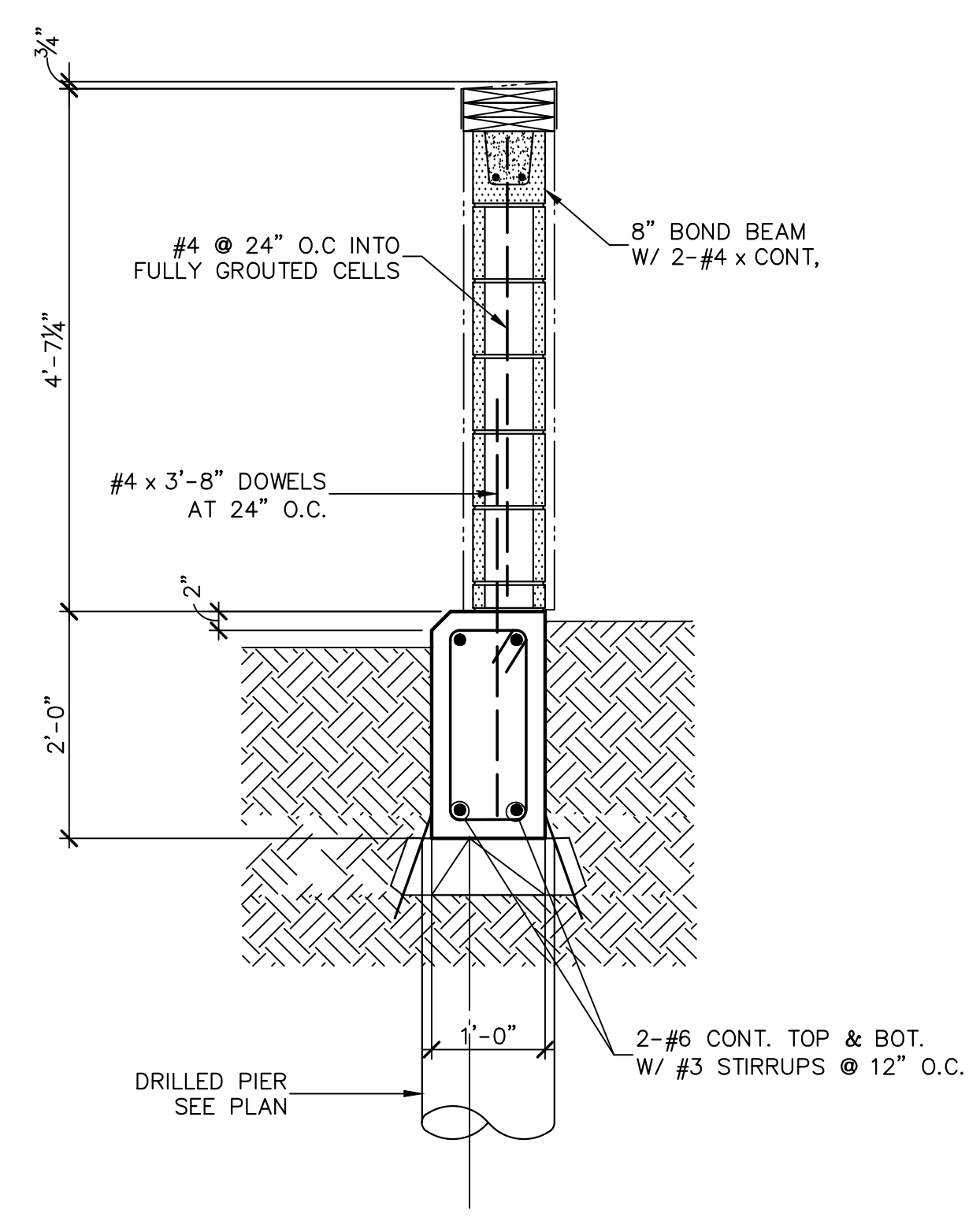
03 SECTION
SCALE: 3/4"=1'-0"



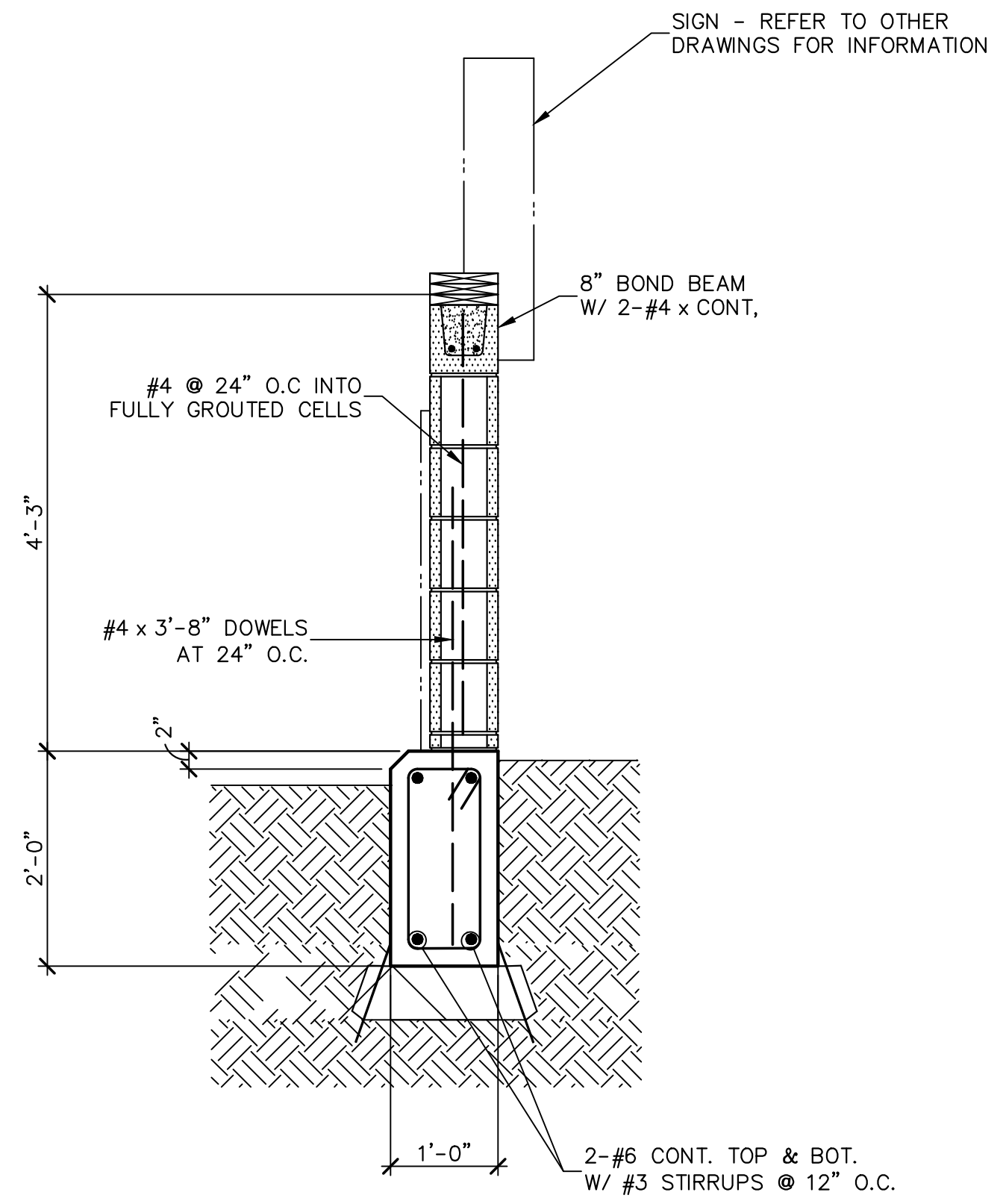
04 SECTION
SCALE: 3/4"=1'-0"



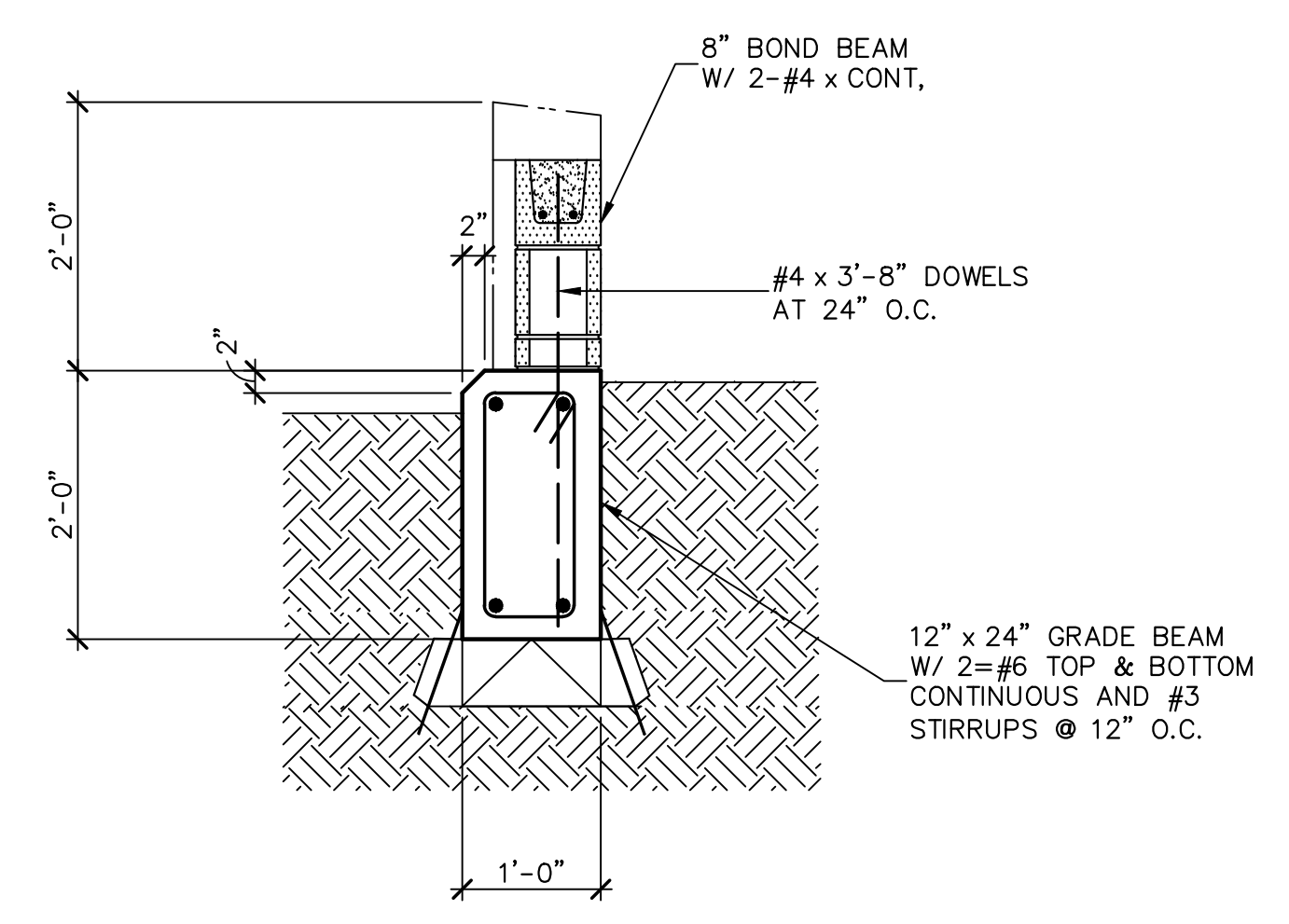
02 PLAN AT 60" ABOVE GRADE
SCALE: 1/4"=1'-0"



05 SECTION
SCALE: 3/4"=1'-0"



06 SECTION
SCALE: 3/4"=1'-0"

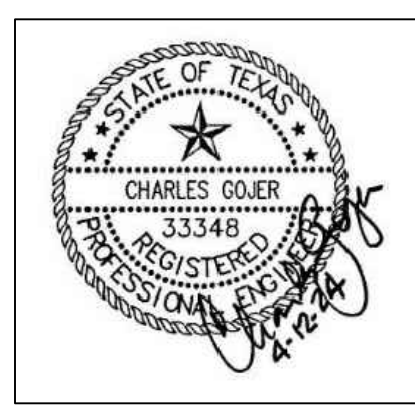


07 SECTION
SCALE: 3/4"=1'-0"

NOTE:
EXTEND CMU WALL AS FAR AS PRACTICAL, AND THEN PROVIDE CAST-IN-PLACE CONCRETE TO FORM THE SHARP END OF THE WALL AS REQUIRED.

Charles Gojer and Associates, Inc.
Consulting Engineers
Texas Firm Registration No. F-697
11615 Forest Central Dr. Suite 303
Dallas, Texas 75243 (214) 340-1199

HUTCHINS GATEWAY SIGNS
HUTCHINS TEXAS
RON HOBBS ARCHITECTURE & INTERIOR DESIGN, LLP
614 WEST MAIN STREET, SUITE 200 GARLAND, TEXAS 75040
PHONE: 972-494-0174



JOB NUMBER
2316
SHEET NUMBER
SIGN STRUCTURE FOUNDATION PLAN AND SECTIONS
S-1

STRUCTURAL ABBREVIATIONS

STRUCTURAL ABBREVIATIONS

- A.B. - ANCHOR BOLT
A/C - AIR CONDITIONER
A/E - ARCHITECT/ENGINEER
A.F.F. - ABOVE FINISHED FLOOR
ADDN'L - ADDITIONAL
ADJ. - ADJACENT
AHU - AIR HANDLING UNIT
ALT. - ALTERNATE
ALUM. - ALUMINUM
APPROX. - APPROXIMATE
ARCH. - ARCHITECT
ARCH'L. - ARCHITECTURAL
B.F.F. - BELOW FINISHED FLOOR
B.L. - BUILDING LINE
B.P. - BASE PLATE
BAL. - BALANCE
BLDG. - BUILDING
BLK. - BLOCK
BLKG. - BLOCKING
BM. - BEAM
BOT. - BOTTOM
BRDG. - BRIDGING
BRG. - BEARING
BRKT. - BRACKET
BSMT. - BASEMENT
BTWN. - BETWEEN
C. OR COMP. - COMPRESSION
C.I.P. - CAST-IN-PLACE
C.J. - CONSTRUCTION JOINT
C.L. OR k - CENTER LINE
CANT'L - CANTILEVER
CLG. - CEILING
CLR. - CLEAR
COL. - COLUMN
CMU - CONCRETE MASONRY UNIT
CONC. - CONCRETE
CONN(S). - CONNECTION(S)
CONSTR. - CONSTRUCTION
CONT. - CONTINUOUS
CONTR. - CONTRACTOR
CTR. - CENTER
D.L. - DEAD LOAD
DBL. - DOUBLE
DEG. OR n - DEGREE(S)
DET. - DETAIL
DIA. OR c - DIAMETER
DIAG. - DIAGONAL
DIM(S). - DIMENSION(S)
DN. - DOWN
DWG(S). - DRAWING(S)
DWL(S). - DOWEL(S)
E.E. - EACH END
E.F. - EACH FACE
E.J. - EXPANSION JOINT
E.S. - EACH SIDE
E.W. - EACH WAY
E.W.B. - EACH WAY BOTTOM
E.W.T. - EACH WAY TOP
E.W.T.B. - EACH WAY TOP AND BOTTOM
EA. - EACH
EL. - ELEVATION
ELEC. - ELECTRIC(AL)
EMBED. - EMBED(D) (MENT)
EQ. - EQUAL
EQUIP. - EQUIPMENT
EXIST. - EXISTING
EXP. - EXPANSION
EXT. - EXTERIOR
F. TO F. - FACE TO FACE
F.D. - FLOOR DRAIN
F.P. - FULL PENETRATION
F.S. - FAR SIDE
FDN. - FOUNDATION
FIN.FL. - FINISHED FLOOR
FL. - FLOOR
FLG. - FLANGE
FT. - FOOT (FEET)
FTG. - FOOTING
G.C. - GENERAL CONTRACTOR
GA. - GAGE OR GAUGE
GALV. - GALVANIZED
GEN. - GENERAL
GB. - GRADE BEAM
H.P. - HIGH POINT
H.S. - HEADED STUD(S)
HK. - HOOK
H.I.F. - HORIZONTAL INSIDE FACE
H.O.F. - HORIZONTAL OUTSIDE FACE
HT. - HEIGHT
HVAC - HEATING, VENTILATION AND AIR CONDITIONING
I.D. - INSIDE DIAMETER
I.F. - INSIDE FACE
IN. - INCHES
INFO. - INFORMATION
INSUL. - INSULATION
INT. - INTERIOR
INTERM. - INTERMEDIATE
JST(S). - JOIST(S)
JT. - JOINT
K. - KIPS (1000 LBS)
K.L.F. - KIP PER LINEAR FOOT
K.S.F. - KIP PER SQUARE FOOT
L.L. - LIVE LOAD
LLH. - LONG LEG HORIZONTAL
LLV. - LONG LEG VERTICAL
L.P. - LOW POINT

- L.W. - LONG WAY
L.W.B. - LONG WAY BOTTOM
L.W.T. - LONG WAY TOP
L.W.T.B. - LONG WAY TOP AND BOTTOM
LB. # - POUND
LG. - LONG
LONG. - LONGITUDINAL
LWGT. - LIGHTWEIGHT
M.C. - MOMENT CONNECTION
M.O. - MASONRY OPENING
MAS'Y - MASONRY
MAT'L - MATERIAL
MAX. - MAXIMUM
MECH. - MECHANICAL
MEZZ. - MEZZANINE
MFR. - MANUFACTURER
MIN. - MINIMUM
MISC. - MISCELLANEOUS
MK. - MARK
MTL. - METAL
N/A - NOT APPLICABLE
N.I.C. - NOT IN CONTRACT
N.S. - NEAR SIDE
N.T.S. - NOT TO SCALE
NO. OR # - NUMBER
NOM. - NOMINAL
O.A. - OVERALL
OC - ON CENTER
O.D. - OUTSIDE DIAMETER
O.F. - OUTSIDE FACE
O.G.L. - ON GAGE LINE
O.H. - OPPOSITE HAND
O.S.L. - OUTSTANDING LEG
OPNG(S). - OPENING(S)
OPP. - OPPOSITE
OZ. - OUNCE
P/C. - PRECAST CONCRETE
P-T. - POST-TENSION(ED) (ING)
P.E. - PROFESSIONAL ENGINEER
P.S.F. - POUNDS PER SQUARE FOOT
P.S.I. - POUNDS PER SQUARE INCH
PAR. - PARALLEL
PC. - PIECE
PERIM. - PERIMETER
PERP. - PERPENDICULAR
PL. I - PLATE
PREFAB. - PREFABRICATED
PTFE. - POLYTETRAFLUOROETHYLENE
QTY. - QUANTITY
R. - RADIUS
R.D. - ROOF DRAIN
RCP. - REINFORCED CONCRETE PIPE
REBAR - REINFORCING BAR(S)
REF. - REFERENCE
REINF. - REINFORCE(ING) (ED) (MENT)
REQ'D. - REQUIRED
S.F. - SQUARE FOOT (FEET)
S.O.G. - SLAB ON GRADE
S.W. - SHORT WAY
S.W.B. - SHORT WAY BOTTOM
S.W.T. - SHORT WAY TOP
S.W.T.B. - SHORT WAY TOP AND BOT.
SCHED. - SCHEDULE(D)
SECT. - SECTION
SHT. - SHEET
SIM. - SIMILAR
SL. - SLAB
SLV. - SLEEVE
SP. - SPACE
SPEC(S). - SPECIFICATION(S)
SQ. - SQUARE
SS. - STAINLESS STEEL
STD. - STANDARD
STL. - STEEL
STIFF. - STIFFENER(S)
STIR. - STIRRUP(S)
STR. - STRAIGHT
STRUCT'L. - STRUCTURAL
SYM. - SYMMETRICAL
T & G - TONGUE AND GROOVE
T & B - TOP AND BOTTOM
T.O.B. - TOP OF BEAM
T.O.F. - TOP OF FOOTING
T.O.J. - TOP OF JOIST
T.O.P. - TOP OF PIER
T.O.P.A. - TOP OF PIER CAP
T.O.S. - TOP OF STEEL
T.O.S.C. - TOP OF STRUCTURAL CONC.
T.O.W. - TOP OF WALL
TEMP. - TEMPERATURE
TEN. - TENSION
THK. - THICK
THK'N(D) - THICKEN(ED)
TYP. - TYPICAL
U.N.O. - UNLESS NOTED OTHERWISE
VERT. - VERTICAL
V.I.F. - VERTICAL INSIDE FACE
V.O.F. - VERTICAL OUTSIDE FACE
VOL. - VOLUME
W/ - WITH
W/O - WITHOUT
W.P. - WORK POINT
W.S. - WATERSTOP
W.W.F. - WELDED WIRE FABRIC
WGT. - WEIGHT
X - EXTRA
XX - DOUBLE EXTRA
YD. - YARD

GENERAL NOTES

FOUNDATION

- 1. FOUNDATION DESIGN IS BASED ON THE STRUCTURAL ENGINEER'S PAST EXPERIENCE WITH SOILS IN THE VICINITY OF THE CITY OF HUTCHINS.
2. DESIGN END BEARING PRESSURE IS ASSUMED TO BE 3.0 KSF FOR DRILLED AND UNDER REAMED PIERS...
4. CAST CONCRETE WITHIN 8 HOURS OF DRILLING PIER SHAFT INTO BEARING STRATUM...
5. PROVIDE 6" CARTON FORMS UNDER ALL GRADE BEAMS.
6. ALL GRADE BEAMS SHALL BE FORMED ON BOTH SIDES.
7. IT MAY BE NECESSARY TO USE TEMPORARY CASING WHILE DRILLING THE PIERS...
8. IF TEMPORARY CASINGS ARE NECESSARY, EXTRACTION OF THE CASINGS SHALL BE DONE IN A MANNER THAT MAINTAINS A POSITIVE HEAD OF PLASTIC CONCRETE...

CAST IN PLACE REINFORCED CONCRETE

- 1. ALL STRUCTURAL CONCRETE SHALL BE OF NORMAL WEIGHT AGGREGATE WITH SPECIFIED PROPERTIES AS FOLLOWS:
2. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60.
4. ALL REINFORCING SHALL LAP 48 BAR DIAMETERS AT SPLICES UNLESS NOTED OTHERWISE.
5. DETAILING OF CONCRETE REINFORCING AND ACCESSORIES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI PUBLICATION 315.
6. UNLESS NOTED OTHERWISE, CONCRETE PROTECTION FOR REINFORCING SHALL BE AS FOLLOWS:
7. NO HORIZONTAL JOINTS WILL BE PERMITTED IN CONCRETE, EXCEPT WHERE NOTED.
8. PROVIDE 5% (+/- 1.5%) AIR ENTRAINMENT IN CONCRETE PERMANENTLY EXPOSED TO WEATHER.

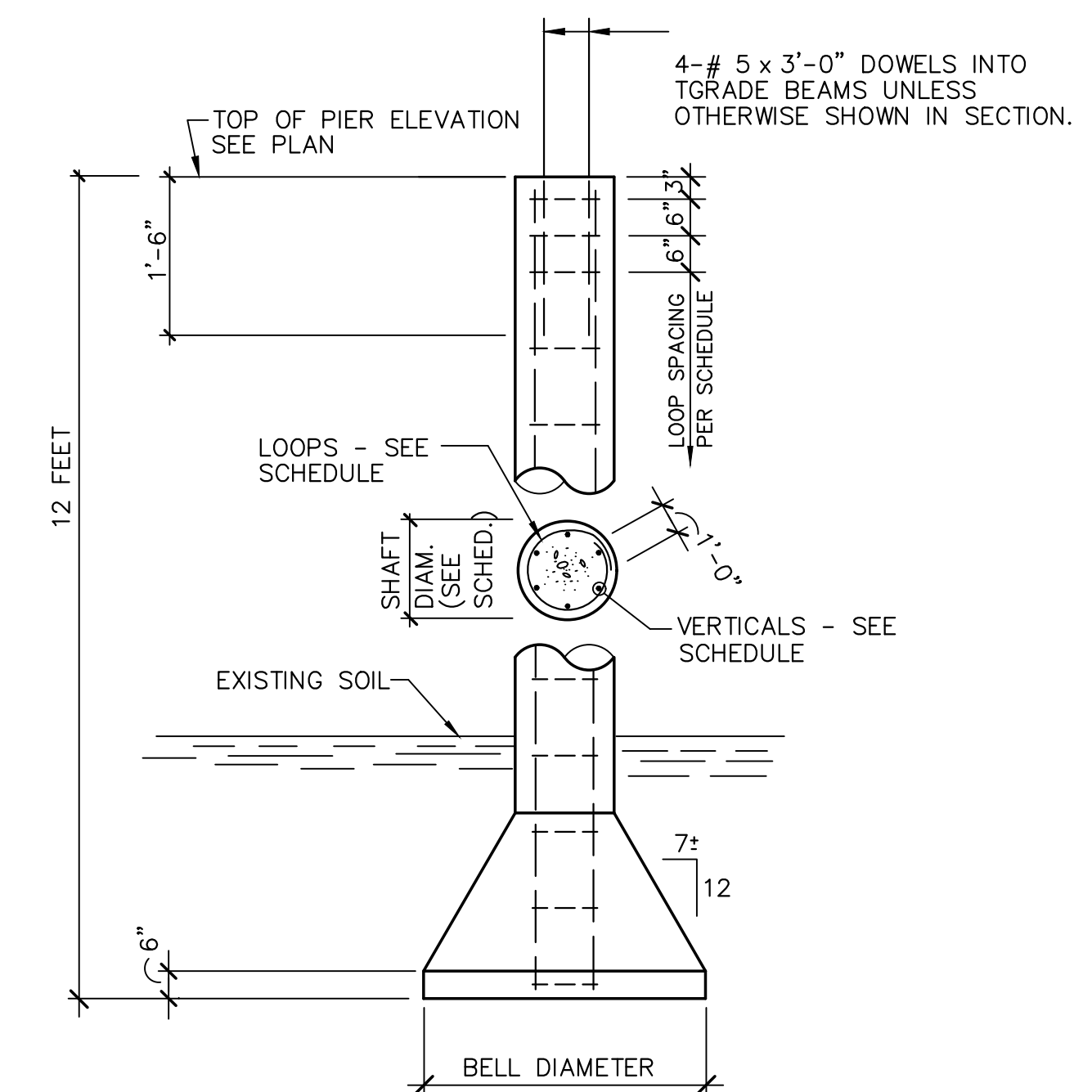
HOLLOW CONCRETE MASONRY

- 1. MASONRY WALL DESIGN IS BASED ON QUALITY ASSURANCE AS PRESCRIBED IN IBC 2015 SECTION 2105...
2. ALL HOLLOW CONCRETE BLOCK SHALL CONFORM WITH ASTM C90, TYPE N-1...
3. MORTAR FOR REINFORCED HOLLOW CONCRETE MASONRY SHALL BE TYPE S WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 1800 PSI.
4. GROUT FOR REINFORCED HOLLOW CONCRETE MASONRY SHALL HAVE THE FOLLOWING PROPERTIES:
A. MINIMUM STRENGTH = 2500 PSI AT 28 DAYS
B. MAXIMUM COARSE AGGREGATE SIZE = 3/8"
C. SLUMP = 7" TO 11"

- 5. PROVIDE HORIZONTAL JOINT REINFORCEMENT AT EVERY SECOND BLOCK COURSE...
6. PROVIDE VERTICAL DOWELS TO MATCH SIZE AND LOCATIONS OF VERTICAL BAR LAP WITH VERTICAL REINFORCING AS NOTED BELOW.
7. ALL HORIZONTAL REINFORCING BARS IN LINTEL BEAMS SHALL BE CONTINUOUS BARS WITH NO SPLICES.

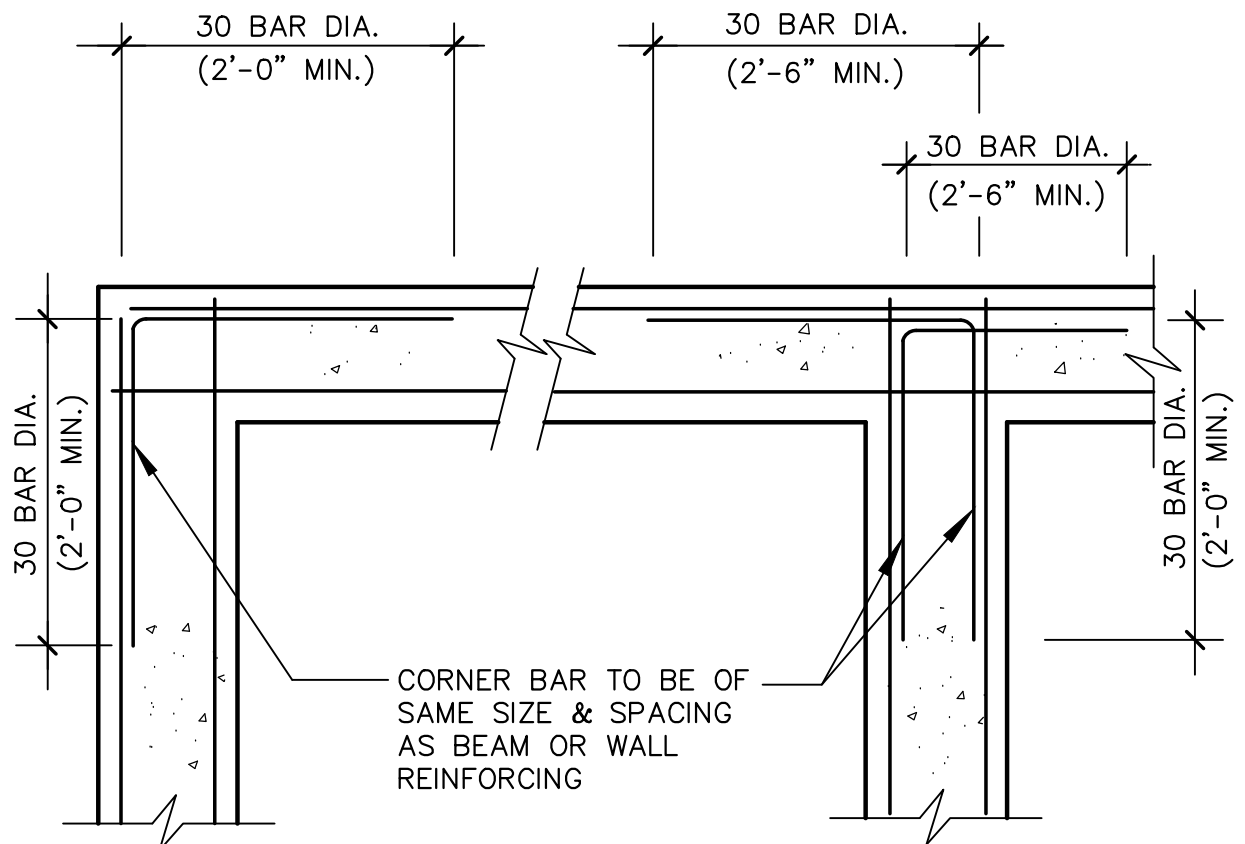
GENERAL

- 1. ALL MEMBERS AND MATERIALS COVERED UNDER THESE GENERAL NOTES AND THE CONSTRUCTION DOCUMENTS SHALL AS A MINIMUM BE INSPECTED IN ACCORDANCE WITH THE IBC 2015 CODE CHAPTER 17 : STRUCTURAL TESTS AND SPECIAL INSPECTIONS.
2. THE USE OF REPRODUCTIONS OF THE DESIGN STRUCTURAL DRAWINGS FOR SHOP DRAWING PURPOSES IS NOT ACCEPTABLE.
3. THE CONTRACTOR SHALL VERIFY, PRIOR TO CONSTRUCTION, THAT THE NEW STRUCTURE WILL NOT CONFLICT WITH ANY EXISTING UTILITIES.

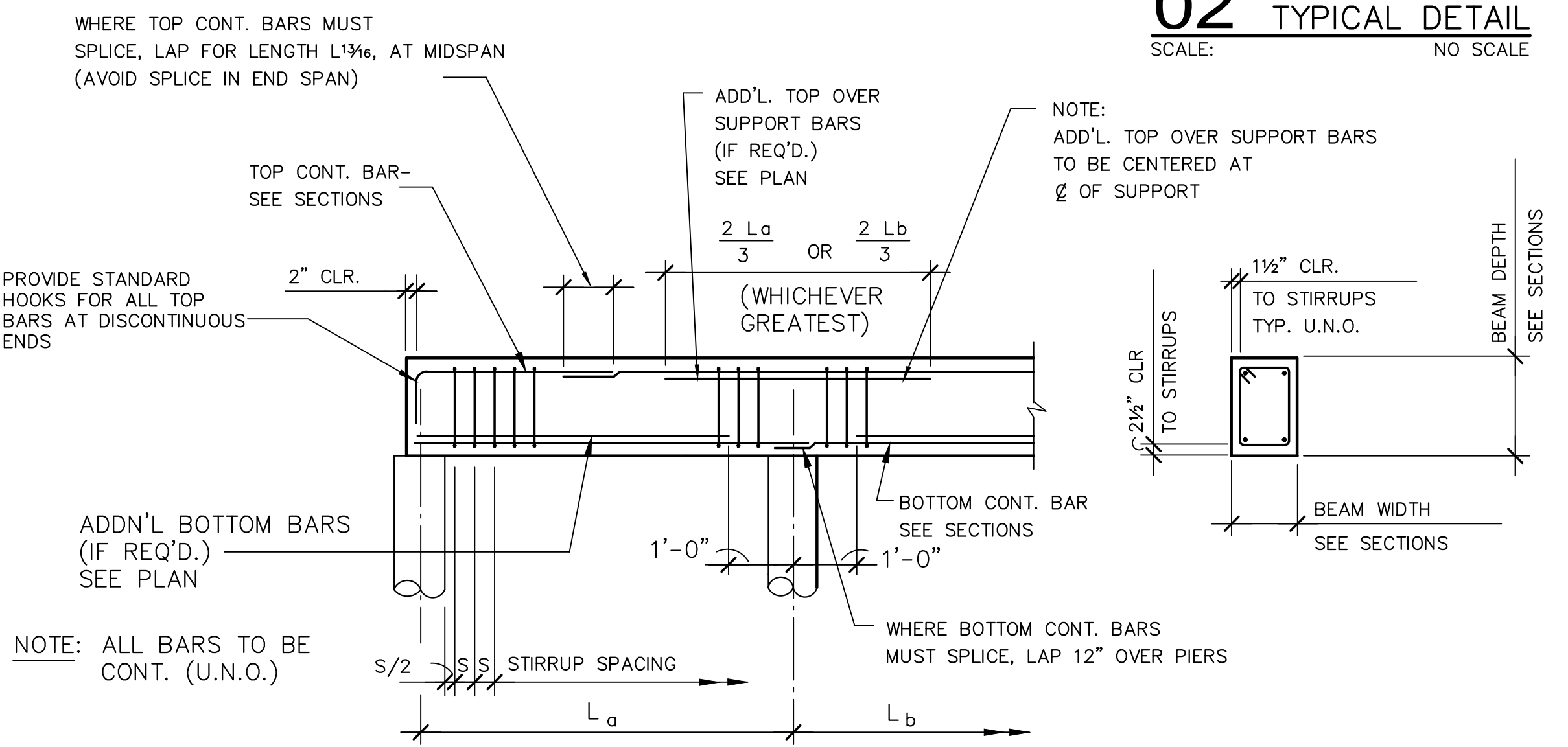


01 TYPICAL PIER DETAIL SCALE: NO SCALE

PIER REINFORCING SCHEDULE table with columns for DIAMETER, VERTICALS, and LOOPS. Includes a key to pier designation showing shaft diameter and top of pier elevation.



02 TYPICAL DETAIL SCALE: NO SCALE

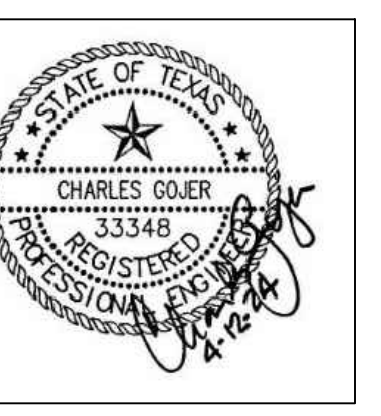


BEAM BAR BENDING DIAGRAM

03 TYPICAL DETAIL SCALE: NO SCALE

ISSUE DATE: APRIL 20, 2024
REVISIONS:

HUTCHINS GATEWAY SIGNS
HUTCHINS TEXAS
RON HOBBS ARCHITECTURE & INTERIOR DESIGN, LLP
614 WEST MAIN STREET, SUITE 200 GARLAND, TEXAS 75040
PHONE: 972-494-0174



JOB NUMBER 2316

SHEET NUMBER S-2

Charles Gojer and Associates, Inc. Consulting Engineers
Texas Firm Registration No. F-697
11615 Forest Central Dr., Suite 303 Dallas, Texas 75243 (214) 340-1199

Traffic Control Analysis

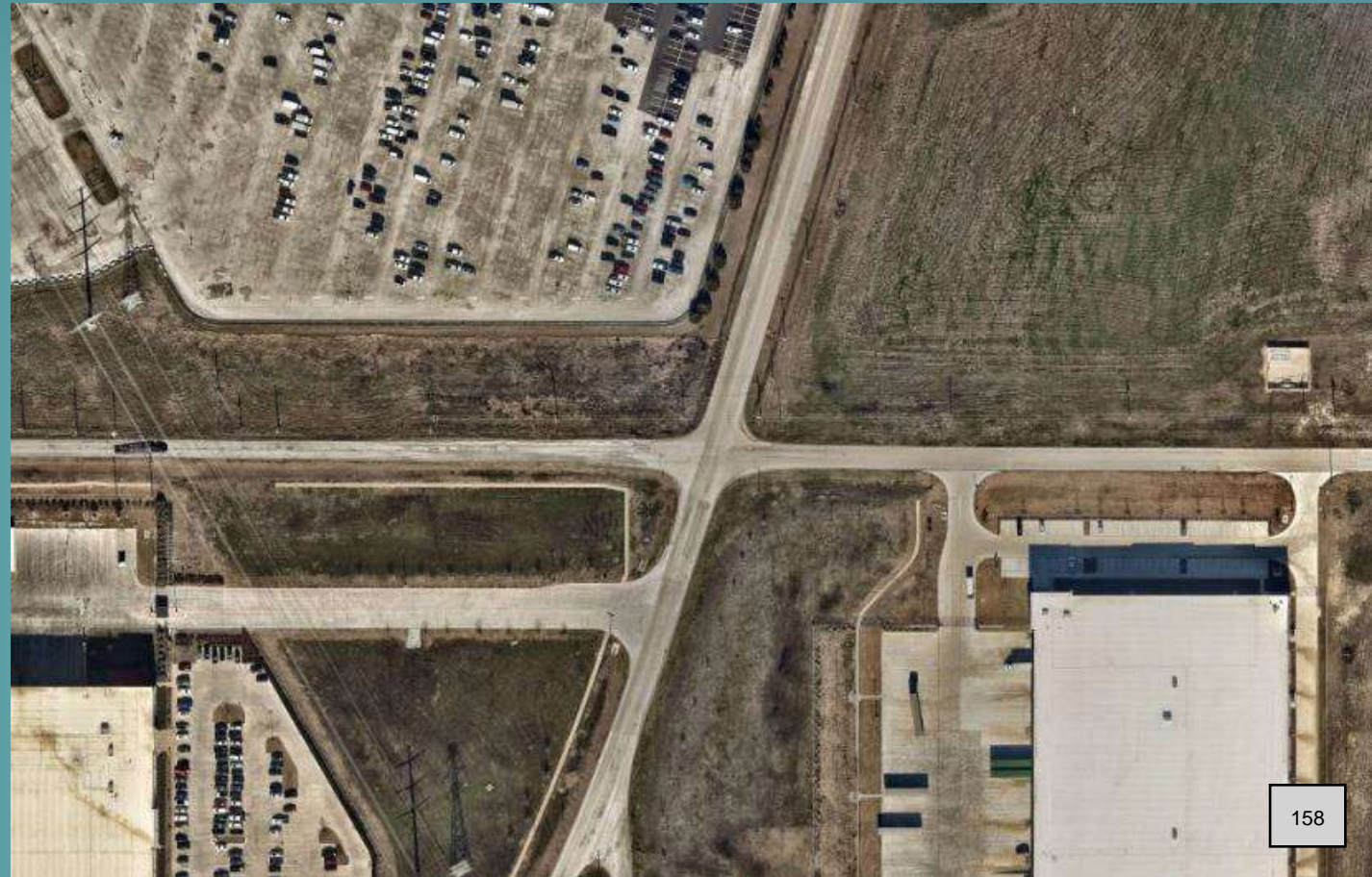
W. Wintergreen Rd & Lancaster Hutchins Rd

Mamun Yusuf, PE, Director of Public Works



Study Background

- Intersection: Two-way stop control (Wintergreen stops, Lancaster Hutchins free flow)
- Speed limits vary: 35 mph south, 50 mph north, then reduced to 40 mph
- Site issues observed:
 - – Curved approach (sight limitations)
 - – Overgrown vegetation blocking view
 - – Speeding due to sign placement



Traffic & Safety Data

- Traffic counts collected: Jan 2025
- Future traffic: Southaven Residential + New City Hall/Recreation Center
- Annual growth rate assumed: 5%
- Crash history (2024): 12 crashes
- – 6 due to failure to yield at stop sign

Traffic Signal Warrant Analysis

- Evaluated per TMUTCD (Texas Manual on Uniform Traffic Control Devices)
- Result: Traffic signal NOT warranted
- Warrants checked:
 - – Eight-hour volume: Not met
 - – Four-hour volume: Not met
 - – Crash experience: Not met

All-Way Stop Control

- Meets criteria:
 - – >5 crashes in 12 months (correctable by AWSC)
 - – Traffic volume thresholds satisfied
- Recommendation: Convert to All-Way Stop Control (AWSC)
- Additional safety:
 - – Install Stop Ahead signs on Lancaster Hutchins Rd
 - – Add flags on stop signs to highlight change

Speed Limit Review

- Current: 35 mph (south), 50 mph (north), then 40 mph further north
- Observed 85th percentile speed: 59 mph (above posted)
- Recommendation: Reduce speed north of intersection from 50 → 45 mph
- Reevaluate once developments are complete (may justify 40 mph)

Next Steps

- Implement All-Way Stop Control at intersection
- Install Stop Ahead signage and flags
- Adjust speed limit to 45 mph north of intersection
- Reassess after Wintergreen Road widening (anticipated 2027)



STAFF REPORT

MEETING DATE: October 6, 2025

MEETING TYPE: City Council Meeting

SUBMITTED BY: Karen Steward

AGENDA CAPTION: Janitorial Services Agreement

Presented by: Karen Steward, HR Director

Background Information

On March 20, 2024, the city entered into a Services Agreement with Dact Way LLC for janitorial services to clean the City Hall, Community Center, Atwell Library, and the Police Department. Because the new City Hall will be opening soon, we had to get a new quote for services.

Budget Implications

Price of services will increase due to new City Hall.

Operational Impact

N/A

Legal Review

Reviewed by Joe Gorfida.

Staff Recommendation

Staff recommend passing the resolution.

Supporting Documentation and Attachments

Resolution 2025-

Exhibit "A" - First Amendment to Services Agreement

Quote from Dact Way LLC

RESOLUTION NO. R2025-09-1287

A RESOLUTION AUTHORIZING THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE TERMS AND CONDITIONS OF A SERVICES AGREEMENT AND FIRST AMENDMENT TO SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF HUTCHINS AND DACT WAY, LLC FOR THE PROVISION OF JANITORIAL SERVICES SPECIFIED IN EXHIBIT “A”; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Hutchins has been presented with the proposed services agreement (the “Agreement”) and First Amendment to the Services Agreement (“First Amendment”) by and between the City of Hutchins and Dact Way, LLC, for janitorial services specified in Exhibit “A”; and

WHEREAS, the City Council finds that it is in the interest of the City of Hutchins to approve the Agreement between the City of Hutchins and Dact Way, LLC; and

WHEREAS, upon full review and consideration of the Agreement, and First Amendment and all matters related thereto, the City Council is of the opinion and finds that the terms and conditions thereof should be approved, and that the City Administrator is authorized to negotiate and execute the Agreement on behalf of the City of Hutchins, Texas.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, THAT:

SECTION 1. The City Administrator is hereby authorized to negotiate and execute the Agreement and First Amendment, which are attached hereto as Exhibit “A”, on behalf of the City of Hutchins.

SECTION 2. This Resolution shall become effective immediately upon its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Hutchins, Texas on the 6th day of October 2025.

CITY OF HUTCHINS, TEXAS

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary



We appreciate the opportunity to provide janitorial and cleaning services for the City of Hutchins, including City Hall, and Police Station. At Dact Way LLC, we are committed to maintaining a clean, professional, and sanitary environment that leaves a positive impression on both employees and visitors. Our services are tailored to each facility's unique needs, ensuring the highest level of cleanliness and care.

OUR RECOMMENDED CLEANING PLAN:

Based on our initial assessment, we recommend a cleaning schedule of three (5) times per week (during the weekdays). This will allow our team to address priority areas more effectively and ensure high-traffic spaces remain clean, fresh, and safe.

In addition to regular cleanings, our team will conduct a deep clean each weekend. Each deep cleaning will focus on harder-to-reach areas and surfaces that require more thorough attention, helping to maintain the overall condition of your facility.

SCOPE OF WORK:

General Cleaning Services (Weekday Visits)

- Clean and disinfect common areas (lobbies, hallways, break rooms, etc.)
- Clean and sanitize all restrooms (including toilets, sinks, mirrors, and floors)
- Restock restroom supplies (paper towels, toilet paper, soap)
- Sweep and mop all hard surface floors
- Vacuum carpets and rugs
- Empty trash and replace liners
- Dust accessible surfaces (including desks, tables, and shelves)

City Hall/Community Center (20,000 sqft)

- Clean meeting rooms, offices, and council chambers.
- Disinfect high-traffic public areas, including lobbies and service counters.

Police Station

- Clean briefing rooms, holding areas, and evidence/intake spaces in detail
- Disinfect high-touch areas and shared equipment surfaces.
- Maintain locker rooms and restrooms with consistent sanitization and supply replenishment.



CLEANING SERVICE PLANS:

SERVICE OPTIONS	Frequency	Monthly Cost	Annual Cost
City Hall/CC & Police Station	5X Per Week	\$6,535.19	\$78,422.29

Note: All facilities will be cleaned after 5:00 PM, Monday through Friday (excluding federal holidays or other days when facilities are closed).

All general cleaning equipment and supplies (including disinfectants, vacuums, and mops) will be provided by Dact Way LLC.

The City will be responsible for consumables such as restroom paper products, trash liners, and hand soap, unless otherwise agreed.

ADD ON SERVICES	Cost
Carpet Shampoo	Varies per request
Pressure Washing	Varies per request
Police Vehicle Detailing	Varies per request
Window Cleaning	Varies per request

Add-on services are charged per cleaning session, not included in recurring cost.



Capability Statement

DACT Way LLC

ABOUT US

Founded during the COVID-19 pandemic, our firm remains dedicated to quality, integrity, and transparency as the foundation of success. As a Dallas-based business, we support the local community through partnerships and eco-friendly practices. We specialize in providing customized solutions to meet the unique needs of residential and commercial clients throughout the DFW metroplex. Our expertise extends across a wide range of sectors, including retail chains, office buildings, and construction sites.

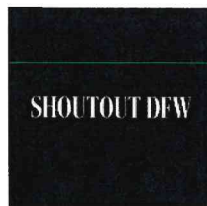
CORE COMPETENCIES

Dact Way stands out as a dependable leader in providing construction cleaning, disinfection, and janitorial services, for a wide range of commercial and residential settings. Backed by unwavering dedication, our expert team delivers outstanding services meticulously crafted to suit the specific needs of each client.

NACICS Codes/Certs.

- 561720 - Janitorial Services
- 567140 - Window Cleaning
- 56211 - Waste Collection
- Minority Business Enterprise (MBE)
- Small Business Enterprise (SBE)
- Minority Supplier Development Council (MSDC)

As Featured In



KEY DIFFERENTIATORS

- Flexible and Customizable Solutions
- Community Engagement
- Proven Track Record
- Sustainability Initiatives
- Specialized Expertise
- Locally Owned and Operated

SERVICES

Construction



- Frame Sweep Outs
- Exterior Rough Cleans
- Final Grading Cleans
- Junk Removal
- Interior Rough Cleans
- Final Interior Clean

Janitorial



- Comprehensive cleaning services for commercial and residential properties.
- Daily, weekly, bi-weekly, or customized cleaning schedules.
- Window cleaning, dusting, and surface disinfection.

Disinfectant & Sanitization



- Thorough disinfection of high-touch surfaces
- Use of EPA approved disinfectants and sanitizers
- Implementation of CDC-recommended cleaning protocols

CURRENT/PAST PERFORMANCE

- **Alpha & Omega Industries** - Janitorial/Disinfectant
- **GFO Homes** - Post Construction Cleaning
- **Pure Eau** - Post Construction Cleaning
- **The City of Hutchins** - Janitorial/Porter Service Cleaning
- **The Post L Group** - Post Construction Cleaning
- **Crisis Response Company** - Post Construction Cleaning



services completed to the reasonable satisfaction of the Client in accordance with this Agreement prior to such termination.

...”

3. That Section 3, **Compensation**, is hereby amended to read as follows:

“3. Compensation.

The Vendor will charge the Client for the Services at the rate of \$6,535.19 per month (the “Compensation”). The Client will be invoiced every month, ten (10) days in advance before the end of each month. Invoices submitted by the Vendor to the Client are due within 15 days of receipt.

...”

2. The Agreement shall continue in full force and effect except as amended herein. If any terms or conditions contained in the First Amendment are inconsistent with the Agreement, the terms and conditions contained in the First Amendment will be controlling.

(signature page to follow)

EXECUTED this _____ day of _____, 2025.

City of Hutchins, Texas

By: _____
James W. Quin, City Administrator

Approved as to form:

By: _____
Joseph J. Gorfida, Jr., City Attorney
(08-13-2025: 4931-2476-1694, v. 1)

EXECUTED this _____ day of _____, 2025.

Dact Way LLC

By: _____
Name: _____
Title: _____

4931-2476-1694, v. 1



STAFF REPORT

MEETING DATE: October 6, 2025
MEETING TYPE: City Council
SUBMITTED BY:
AGENDA CAPTION: Wilwash Discussion. Requested by Mario Vasquez, Mayor

Background Information

Budget Implications: N/A

Operational Impact: N/A

Legal Review: N/A

Staff Recommendation

Supporting Documentation and Attachments

June 15, 2020, City Council Meeting Minutes
May 21, 2020, Planning and Zoning Commission Minutes



Mayor Mario Vasquez
Mayor Pro Tem Raymond Elmore
Councilmember Freddie Chism
Councilmember Gerald Hollis
Councilmember Steve Nichols
Councilmember Demarcus Odom

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

MINUTES
HUTCHINS CITY COUNCIL
JUNE 15, 2020
WORK SESSION – 6:00 P.M.
REGULAR MEETING – 6:30 P.M.
VIA TELEPHONE AND VIDEO CONFERENCE

The City Council of the City of Hutchins met by telephone and video conference on June 15, 2020 with a Work Session beginning at 6:00 p.m. followed by a Regular Meeting at 6:30 p.m. to discuss and consider the following:

WORK SESSION

1. Discuss Amending the Animal Control Ordinance

Mayor Vasquez opened the Work Session at 6:00 p.m. with all members of council in attendance.

Police Chief Perry provided lanagune in the current Ordinance regarding the keeping of chickens and rooster in the city limits. The language is conflicting and confusing and makes it difficult to enforce. The police department receives several rooster noise complaints.

Council discussed the item and in support of the residents having chickens, but the guidelines to be clarified and easy to understand especially for the keeping of roosters. Chief Perry will work on the revisions to the ordinance and present a proposed ordinance to the council as a later date.

City council members commended the Animal Control Officer for his hard work. The number of stray animals in the city has been significantly reduce and it is noticeable.

2. Adjourn Work Session

Mayor Vasquez adjourned the Work Session at 6:15 p.m.

REGULAR SESSION

A. CALL TO ORDER: *Mayor Vasquez called the meeting to order at 6:30 p.m.*

- 1. **Roll Call:** Councilmembers present were Mayor Pro Tem Elmore, Councilmember Hollis, Councilmember Odom, Councilmember Chism, Councilmember Nichols
- 2. **Invocation:** Councilmember Nichols gave the invocation
- 3. **Pledge of Allegiance:** Councilmember Odom led the Pledge of Allegiance

B. CITIZEN COMMENTS – None

C. PRESENTATIONS

- 1. **Presentation of April Financial Report**
Presented by Patricia Salazar, Finance Director

Finance Director Patricia Salazar presented the April Financial Report.

D. CONSENT AGENDA - *All items presented in the Consent Agenda require no deliberation by the Council. Each Council member has the opportunity of removing an item from this agenda so that it may be considered separately.*

Consider Resolution R2020-0849 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS; AUTHORIZING THE MAYOR TO EXECUTE A PROJECT SPECIFIC AGREEMENT WITH DALLAS COUNTY FOR THE STREET STRIPPING OF LANCASTER-HUTCHINS ROAD, MAIN STREET AND DOWDY FERRY ROAD AT A COST NOT TO EXCEED \$3,601; AUTHORIZING THE EXPENDITURE OF SAID FUNDS FROM THE FY 2019-2020 GENERAL FUND; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilmember Nichols made the motion seconded by Mayor Pro Tem Elmore to approve Resolution R2020-0849. All in favor, the motion carried unanimously 5 – 0.

E. PUBLIC HEARINGS

- 1. **The City Council will conduct a Public Hearing to receive public comments regarding consideration of updates to the City of Hutchins’ Land Use Assumptions and Capital Improvement Plan (CIP) for Wastewater Impact Fees and adopting amendments to wastewater impact fees.**
Presented by Charles Brewer, Public Works Director

Public Works Director Charles Brewer presented the item and pointed out the recommended changes in the proposed 2020-2030 Wastewater Impact Fee updates. The proposed changes were reviewed by the City’s Impact Fee Advisory Committee in a meeting held on February 20, 2020, and all public hearing notices were published.

Mayor Vasquez opened the public hearing at 6:53 p.m. There being no other comments or discussion, the public hearing was closed at 6:54 p.m.

- 2. **The City Council will conduct a Public Hearing to receive public comments regarding consideration of a replat for Wilwash (by applicant Kimley-Horn representing property owner Wilwash, LLC of Dallas, TX) to replat the “Wilwash Addition, Block A, Lots 1 & 2”. In general, the replat proposes to: 1) abandon three (3) sets of building setback lines; 2) abandon a 10-foot water utility easement; and 3) add drainage and detention easements. This 13.563-acre tract of land is located east of IH 45, south of Finn Road, west Goode Road and north of Fulghum Road. The replat is being named the “Wilwash Addition, Block A, Lots 1R & 2R”.**

Presented by Charles Brewer, Public Works Director

Public Works Director Charles Brewer presented the item and explained that in 2017 the Planning and Zoning Commission approved a Final Plat for the Wilwash Addition, Block A, Lots 1 and 2. In March 2020 Mr. Jeffrey Dolian, Kimley Horn, representative for the property owner submitted a Development Application requesting to replat the Wilwash Addition, Blocks A, Lots 1 & 2. The property owner has submitted architectural and civil plans for the proposed construction of a new commercial truck was facility on Lot2 and plans to later develop Lot 1.

Councilmember Nichols asked for clarification regarding the 10' water easement the city will be releasing. Public Works Director confirmed that the easement is dedicated as water not sewer and it's not abandoned; it is a private put in place by the developer for private use when the developer originally platted the property. Mr. Brewer confirmed that the city has a 12' East to West line. John Birkhoff, Birkhoff, Henricks, Carter, LLP also confirmed that the easement is private.

Mayor Vasquez opened the public hearing at 7:05 p.m.

Registered to speak was Felix Madrigal, 1527 Trout Road, Hutchins, Texas, spoke in opposition and stated it was not in the best interest of the city to develop more heavy truck businesses that destroy streets and roads.

Jeffrey Dolian, civil engineer with Kimley-Horn representing the property owner, and John Mihalopoulos, were present via teleconference. Mr. Dolian explained the purpose of the request in order to adjust easements dedicated in the last replat process. Mr. Dolian acknowledged that in 2017 they addressed the citizens concerns when they requested a SUP and the request was approved by the city council. Mr. Dolian also confirmed that Impact Fees will be collected by the city.

There being no other comments or discussion, the public hearing was closed at 7:12 p.m.

F. REGULAR AGENDA

- 1. **Discuss and consider Ordinance 2020-1106 OF THE CITY OF HUTCHINS, TEXAS, ADOPTING UPDATES TO THE CITY OF HUTCHINS LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENT PLAN (CIP) FOR WASTEWATER IMPACT FEES AND ADOPTING AMENDMENTS TO WASTEWATER IMPACT FEES; REPEALING PROVISIONS OF ALL**

ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

Presented by Charles Brewer, Public Works Director

Public Works Director Charles Brewer presented council with an outline of the City of Hutchins' Cleveland Wastewater Relief Line (PL-1) Construction Project, the city's Impact Fee Advisory Committee's recommendation to the city council for approval of the 2020-2030 Wastewater Impact Fee Engineering reports prepared by Birkhoff, Henricks and Carter, LLP. and the report prepared by Birkhoff, Henricks & Carter, LLP.

Councilmember Nichols made the motion seconded by Councilmember Hollis to approve Ordinance 2020-1106. All in favor, the motion carried unanimously 5 – 0.

- 2. **Discuss and consider Resolution R2020-0850 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING THE REPLAT OF WILWASH ADDITION, BLOCK A, LOTS 1 AND 2 WITH THE REPLAT BEING TITLED "WILWASH ADDITION, BLOCK A, LOTS 1R AND 2R"; AND PROVIDING FOR AN EFFECTIVE DATE**

Presented by Charles Brewer, Public Works Director

Public Works Director Charles Brewer presented the item and confirmed that the request is in compliance.

Councilmember Hollis made the motion seconded by Councilmember Nichols to approve Resolution R2020-0850. All in favor, the motion carried unanimously 5 – 0.

- 3. **Discuss and consider Resolution R2020-0851 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING SITE PLAN FOR A PROPOSED WILWASH TRUCK WASH FACILITY THAT IS BEING CONSIDERED FOR CONSTRUCTION ON PROPERTY ZONED HIGHWAY COMMERCIAL (HC) AT 2000 S. INTERSTATE HIGHWAY 45 (PROPERTY LEGALLY DESCRIBED AS BEING LOT 2, BLOCK A IN THE WILWASH ADDITION); AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by Charles Brewer, Public Works Director

Public Works Director Charles Brewer presented the item and the recommendation to the council for approval by the Planning and Zoning Commission with the recommendation for a "right turn only" sign to be installed at the exit driveway to Goode Road. A description of the exterior building elevation, photometric and landscape plans were also presented for review.

Councilmembers discussed their concerns with the truck traffic leading to Goode Road, the impact to the asphalt street and can impact fees cover the cost of repairs. Public Works Director stated that Goode Road is not identified on the Road Master Plan or recognized as a major arterial street qualifying for repairs paid by Impact Fees. Mr. Brewer explained the traffic flow route presented by the developer.

Council discussed other options for exiting or making U-turns including additional signage that could be placed before entering the truck wash, and suggestion to flip the plan or requiring alternative drawings.

Jeffrey Dolian referred to the 2017 SUP which has a time limit to develop the property and they would prefer to avoid additional cost. Mr. Dolian explained additional concrete would create a heat island and additional runoff. There is no truck parking or other amenities offered to the truck drivers for the purpose of eliminating the opportunity for trucks to park.

City Administrator Lewis recommended tabling the item for a future date and that the developer meet with staff to discuss other options or alternatives for council to review at a later date.

Councilmember Hollis made the motion seconded by Councilmember Odom to table the item until July 20, 2020

The discussion continued when Mr. Dolian asked council if they would consider approving the item if they installed a gate to Goode Road that could only be used by employees. Mr. Mihalopoulos stressed the need to move forward.

Councilmember Hollis withdrew his motion.

Councilmember Nichols made a motion seconded by Councilmember Hollis to approve Resolution R2020-0851 with the stipulation that a coded or remote gate is installed to Goode Rd. The motion carried 3 – 2.

Voting In Favor: Councilmember Nichols, Councilmember Hollis, Mayor Pro Tem Elmore

Voting Against: Councilmember Chism, Councilmember Odom

- 4. **Discuss and consider Resolution R2020-0852 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, ACCEPTING BIDS RECEIVED IN ASSOCIATION WITH THE CITY’S FRANKLIN STREET REHABILITATION PROJECT; AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH THE APPARENT LOW BIDDER RELIABLE PAVING, INC. OF ARLINGTON, TEXAS IN AN AMOUNT NOT TO EXCEED \$100,435; AUTHORIZING THE EXPENDITURE OF SAID FUNDS FROM THE FY 2019-2020 BUDGET/2016 AND 2017 TAX NOTES CIP FUND 25; AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by Charles Brewer, Public Works Director

Public Works Director Charles Brewer provided council with an outline of the bid process, included a copy of the recommendation letter from Birkhoff, Henricks and Carter, LLP, the tabulation of bids, and the proposed contract agreement.

Mayor Pro Tem Elmore made the motion seconded by Councilmember Chism to approve Resolution R2020-0852. All in favor, the motion carried unanimously 5 – 0.

G. ITEMS OF COMMUNITY INTEREST

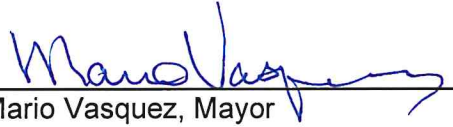
The items of community interest were announced by City Secretary Olguin.

H. ADJOURNMENT


Mayor Pro Tem Elmore made a motion seconded by Councilmember Nichols to adjourn the meeting at 8:16 p.m. All in favor, the motion carried unanimously 5 – 0.

PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON JULY 6, 2020.

APPROVED:


Mario Vasquez, Mayor

ATTEST:


Cynthia Olguin, City Secretary





**Chairman Harry Gross
Commissioner Tod Davis
Commissioner Marie Harris
Commissioner James Spence
Commissioner Joseph Matthews
Commissioner Michelle Sparks – Alt.**

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

**MINUTES
HUTCHINS PLANNING AND ZONING COMMISSION
MAY 21, 2020
REGULAR MEETING – 6:00 P.M.
VIA TELEPHONE AND VIDEO CONFERENCE**

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on May 21, 2020 at 6:00 p.m. at City Hall, 321 N. Main St., Hutchins, Texas, 75141, by telephone or video conference.

A. CALL TO ORDER.

Chairman Gross called the meeting to order at 6:00 p.m.
Commissioner Spence gave the invocation
Pledge of Allegiance was performed

Members Present:
Chairman Harry Gross
Commissioner Marie Harris
Commissioner James Spence
Commissioner Tod Davis
Commissioner Joseph Matthews

Members Absent:
Commissioner Michelle Sparks – Alt

B. CITIZEN COMMENTS: None

- C. CONSENT AGENDA:**
- 1. Approval of the February 13th, 2020 Special Called Meeting Minutes**
 - 2. Approval of the February 20th, 2020 Regular Held Meeting Minutes**

Commissioner Matthews made the motion seconded by Commissioner Harris to approve the consent agenda items as presented. All in favor, the motion carried 5 – 0.

D. PUBLIC HEARINGS

- 1. Conduct a Public Hearing for a request by Warner Land Advisors to amend the Camden Gateway at Hutchins Planned Development, located along the north side of Lancaster-Hutchins Road and west of J.J. Lemmon Road, at 1610 Lancaster-Hutchins Road.**

Public Works Director Charles Brewer presented the proposed changes, submitted staff concerns including issues with Cleveland Road and recommended changes in the minimum dwelling size. Preston Walhood, Warner Land Advisors, introduced Bill Winkelmann, Winkelmann and Associates, engineer with the original Camden Project now working with Warner Land Advisors. Mr. Walhood gave a presentation that included a revised concept plan and explained the inconsistency with the square footage in the Planned Development. Commissioner Harris asked about the entrances and exits to Lancaster-Hutchins Road. Mr. Walhood confirmed there were three and Mr. Winkelman stated that Madrigal Drive could be another option if the property gets developed. Commissioner Spence asked about groundbreaking date and will there be model homes be available to buy immediately.

Chairman Gross opened the public hearing at 6:32 p.m. With there being nobody registered to speak, the public hearing was closed at 6:33 p.m.

E. REGULAR AGENDA

- 1. Discuss and consider a request by Warner Land Advisors to amend the Camden Gateway at Hutchins Planned Development, located along the north side of Lancaster-Hutchins Road and west of J.J. Lemmon Road, at 1610 Lancaster-Hutchins Road.**

Mr. Walhdood formally requested approval and a recommendation to the City Council for approval.

Commissioner Harris made a motion seconded by Commissioner Matthews a recommendation of approval to the City Council to Warner Land Advisor’s request to amend the Camden Gateway at Hutchins Planned Development Ordinance No. 2018-1068 to establish the minimum dwelling unit area requirement for dwelling within the Camden Gateway at Hutchins development site as being 1,250 sq. ft. as established for dwellings in the Single-Family Residential 7 (SF-7) zoning districts; and amend the Concept and Open Space Plans to show Cleveland Road as not being an arterial street that continues through this development site into the city of Dallas. All in favor, the motion carried 5 – 0.

- 2. Discuss and consider a request by Kimley Horn for a Site Plan of the Wilwash Truck Wash located at 2000 S IH 45.**

Building Official Tim Rawlings presented the item and staff’s recommendation for approval. Commissioner Matthews expressed his concerns with entrances and his concern with truck traffic on Goode Road. Commissioner Spence expressed his concern with traffic from Love’s Truck Stop and truck stop and washes and women visiting the truck stops.

Jeffrey Dolian, Civil Engineer with Kimley Horn, spoke on behalf of the applicant. Mr. Dolian addressed the truck traffic concerns, large turnaround lanes and clarified that the truck wash will have a one-way entrance on the East and exist to the West. Commissioner Harris asked about fencing. Building Official Rawlings stated the requirements of the SUP will be addressed during the permitting process.

Commissioner Matthews made a motion seconded by Commissioner Davis to approve the Site Plan of the Wilwash Truck Wash located at 2000 S. IH 45. All in favor, the motion carried 5 – 0.

3. Discuss and consider a request by Joel Howard for a Preliminary Plat of the 922 Vanderbilt Addition Lot 1, Block A, located at 922 Vanderbilt Rd (unincorporated Dallas County).

Commissioner Harris made a motion seconded by Commissioner Davis to approve the Preliminary Plat of the 922 Vanderbilt Rd Addition Lot 1, Block A, located at 922 Vanderbilt Rd. All in favor, the motion carried 5 – 0.

4. Discuss and consider a request by Joel Howard for a Final Plat of the 922 Vanderbilt Addition Lot 1, Block A, located at 922 Vanderbilt Rd (unincorporated Dallas County).

Commissioner Matthews made a motion seconded by Commissioner Davis to approve the Final Plat at 922 Vanderbilt Road. All in favor, the motion carried 5 – 0.

5. Discuss and consider a request by Gorrondona & Associates, Inc for a Preliminary Plat of the FedEx Addition Lot 1, Block 1, located at 1101 E Cleveland Rd.

Commissioner Matthews made a motion seconded by Commissioner Harris to approve the Preliminary Plat of the Fed Ex Addition Lot 1, Block 1 located 1101 E. Cleveland Rd. All in favor, the motion carried 5 – 0.

6. Discuss and consider a request by Gorrondona & Associates, Inc for a Final Plat of the FedEx Addition Lot 1, Block 1, located at 1101 E Cleveland Rd.

Commissioner Davis made a motion seconded by Commissioner Matthews to approve a Final Plat of the FedEx Addition Lot 1, Block 1, located at 1101 E. Cleveland Road. All in favor, the motion carried 5 – 0.


7. Discuss and consider a request by ALMC Holdings, LLC for a Preliminary Plat of the ALMC Addition Lots 1 and 2, Block 1 located at 1511 Fulghum Rd (unincorporated Dallas County).

Commissioner Harris made a motion seconded by Commissioner Matthews to approve the Preliminary Plat of the ALMC Addition Lots 1 and 2, Block 1 located at 1511 Fulghum Road. All in favor, the motion carried 5 – 0.


F. ADJOURN

Commissioner Davis made a motion seconded by Commissioner Harris to adjourn the meeting. All in favor, the motion carried 5 – 0. Meeting adjourned at 7:22 p.m.

APPROVED:



Harry B. Gross, Sr.
Chairman



Marie Harris
Secretary



Recording Secretary