



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

**Thursday, December 21, 2023 at 6:00 PM
City Hall, 321 N. Main Street**

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Regular Meeting of the Planning & Zoning Commission Board to be held on Thursday, December 21, 2023 at 6:00 PM at the Hutchins City Hall - Council Chambers located at 321 N. Main St, Hutchins, Texas, at which time the following items will be discussed and considered.

Commission Members

Chair, Joseph Matthews

Vice Chair, Marie Harris

Secretary, Harry Gross

Commission Member, Tod Davis

Commission Member, Don Pressler

A. CALL TO ORDER

Roll Call

Invocation

Pledge of Allegiance

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

C. PRESENTATIONS

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

E. PUBLIC HEARING

1. Conduct a public hearing, discuss and consider a request by Chris Cate with Provident Realty Advisors for a Specific Use Permit (SUP) for "Truck Sales & Storage" in the Light Industrial (LI) District for the lot 2 block A, 7.93 tract of land commonly addressed as 1301 E Wintergreen Road.

F. REGULAR AGENDA - *As authorized by Section 551.071 of the Texas Government Code, the Commission reserves the right to convene in Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.*

2. Approval of the November 16, 2023 minutes.

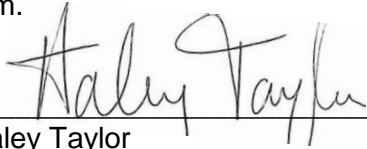
G. ITEMS OF COMMUNITY INTEREST

3. Planning and Zoning Meeting - January 18, 2024 at 6:00PM

H. ADJOURNMENT

CERTIFICATION


I certify that a copy of the December 21, 2023 agenda of items to be considered by the Planning & Zoning Commission Board was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website www.cityofhutchins.org, in accordance with Chapter 551 of the Texas Government Code. Posted on December 7, 2023 before 6:00 p.m.



Haley Taylor
Staff Liaison

ACCESSIBILITY STATEMENT

The meeting location is wheelchair accessible from the front door. Request for special services must be received at least 48 hours in advance of scheduled meeting. For assistance, please call the office of the City Secretary at 972-225-6121 or email the City Secretary at colquin@cityofhutchins.org

	STAFF REPORT	
MEETING DATE: 12-21-2023		
MEETING TYPE: REGULAR		
SUBMITTED BY: TIM RAWLINGS BUILDING OFFICIAL		
AGENDA CAPTION: SUP	Specific Use Permit for truck sales and storage	

Background Information

Chris Cate representing Provident Realty Advisors has made an application for a Specific Use Permit (SUP) to allow truck sales and storage at their new facility located at 1301 E. Wintergreen Rd. This site has a newly constructed 20,000 SF building on 7.93 acres in the Light Industrial (LI) district located just south of the newly constructed Lennar Homes sub-division and just west of the Hutchins Fire Station #2. The property has been developed and built according to the City of Hutchins Zoning Ordinance and building codes. The building has now been completed and Provident has a tenant interested that wishes to sell heavy load trucks, they also plan to install a wash bay for trucks in one end of the building (not open to the public) maintenance and minor repairs will be made on site only to truck offered for sale.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommends commissioners discuss and consider this item.

Supporting Documentation and Attachments

SUP APPLICATION LETTER

1301 E. Wintergreen, Hutchins, TX 75141

ISF Hutchins Parcel 10 LLC, an affiliate of *Provident Realty Advisors*



HIGHLIGHTS

- ADDRESS:** 1301 E. Wintergreen Rd, Hutchins, TX
- BUILDING/SITE SIZE:** 20,000 SF Building on 7.93 ACRES
- STATUS:** Built in Q42023. Completed/Vacant
- CONSTRUCTION TYPE:** Tilt Wall Construction, Fully Paved Parking
- ZONING:** Light Industrial (LI)
- OWNER:** ISF Hutchins Parcel 10 LLC, an affiliate of *Provident Realty Advisors*
- TENANT NAME:** Confidential
- TENANT USE:** Tractor-Trailer sales with minimal routine maintenance.
- HOURS OF OPERATION:** Mon-Fri 7:00am-5:00pm; Saturday 8:00am-3:00pm; Closed Sunday
- ANTICIPATED SALES:** \$60M+ Annually
- JOB CREATION:** 20+ Employees (1 employee per 1,000 SF)
- SUP REQUEST FOR:** Truck Sales & Storage

SUP APPLICATION LETTER

1301 E. Wintergreen, Hutchins, TX 75141

ISF Hutchins Parcel 10 LLC, an affiliate of *Provident Realty Advisors*

TO: City of Hutchins | City Hall
Attn: Tim Rawlings
321 N. Main, P.O. Box 500
Hutchins, TX 75141
trawlings@cityofhutchins.org

Mr. Rawlings:

As you are aware, our new construction project located at 1301 E. Wintergreen, Hutchins, TX has just been completed. This development comprises a Class A 20,000 SF tilt-wall truck maintenance facility with a fully paved parking lot and landscaping around the perimeter on a 7.93 acre site. The site is fully fenced in addition to a 12’ masonry wall along the northern property boundary. The site lies in the city of Hutchins and has a zoning classification of Light Industrial (“LI”).

When we applied for (and received) our building permit the proposed use was for Trailer and Heavy Load Vehicle Repair, a permitted use in the LI zoning district. While we have been under construction, we have been marketing the property for lease. We are deep in design and lease negotiations with a potential tenant (“Tenant”) who’s main line of business is the Sales of used Heavy Load Vehicles. They are a very strong company out of Chicago, IL that wants to expand to DFW with a new facility. The Tenant chose our location based on the building quality and the speed at which we could deliver them a turnkey building, but according to the Tenants broker, the Tenant has another option in the city of Dallas they are considering as well. The Tenant use under the City of Hutchins code would qualify under Truck Sales and Storage. As such, I am seeing a Specific Use Permit (“SUP”) for Truck Sales and Storage at 1301 E. Wintergreen, Hutchins, TX.

We believe this use at this facility would be a benefit to the city, its residents, and its employers for various reasons, especially as an alternative to what the building was initially intended for (Trailer and Heavy Load Vehicle Repair).

Benefits of this use compared to other uses in the LI district include but are not limited to:

- Addition of a **wash bay** inside the existing building to keep trucks clean at all times
- **Limited hours of operation:** Mon-Fri 7:00am-5:00pm; Sat 8:00am-3:00pm; Closed Sun
- **Noise:** Minimal to no noise compared to a heavy vehicle repair shop
- This is a **Truck Dealership**, so tenant will be incentivized to keep facility clean and landscaping top notch. Maintenance performed would be very light maintenance. This facility will not have customers coming in to get vehicles serviced. All maintenance to vehicles are routine maintenance of the vehicles that are for sale.
- **Truck Traffic:** Essentially zero additional truck traffic will be incurred by the city’s roads and infrastructure if the Truck Sales and Storage use is approved.
- **Strong Reputation and Proven Track Record:** Tenant has another facility outside of Chicago and their Google profile boasts a 4-star rating with 116 reviews. Customers rave about customer service and cleanliness of their facility and Trucks. Their Chicago facility historically has \$60+ Million of sales annually and this facility is expected to meet or exceed that figure.
- **Employment:** This facility is estimated to bring 20+ new jobs to Hutchins (1 job per 1,000 SF)
- **Harmonious Use:** This use is harmonious and compatible with the surrounding existing uses which are primarily industrial, logistics, and the Union Pacific Intermodal. In fact, this facility is the best quality facility in the area.

SUP APPLICATION LETTER

1301 E. Wintergreen, Hutchins, TX 75141

ISF Hutchins Parcel 10 LLC, an affiliate of *Provident Realty Advisors*

Below is a list of permitted uses in the LI district that the facility could be used for by right which I believe are less desirable uses for residents and employers in the surrounding area compared to our proposed Truck Sales & Storage use for a variety of reasons, whether it be noise, tenant quality, employment, truck traffic, hours of operation, etc.:

- Parking Lot or Structure Commercial (Auto)
- Auto Glass, Seat Cover/Upholstery and Muffler Shop
- Auto Repair, Major
- Trailer and Heavy Load Vehicle Repair
- Contractor Shop w/outside Storage Yard
- Distribution Center
- Welding or Machine Shop
- Wholesale & Retail Steel and Metal Sales with Outside Storage

Comparable uses that are Permitted in LI district and are similar to proposed Truck Sales & Storage use:

- Tractor Sales
- Trailer or Truck Rental
- Trailer and Heavy Load Vehicle Repair
- Auto Repair, Minor
- Equipment Rental (Heavy)
- Open Storage, Display, or Work Areas For Merchandise or Machinery

In Conclusion, I strongly feel that the Truck Sales & Storage use at this facility would be beneficial to serve the City of Hutchins, its residents, and its employers. The proposed use is substantially similar to various other permitted uses in the LI district. A truck dealership at this facility would reduce truck traffic compared to other permitted uses, result in strong employment numbers relative to the size of the facility, create minimal noise and disturbance, and would allow a strong tenant with a proven track record to expand their operations in the area. As such, I believe there are a variety of reasons that City of Hutchins and its residents would be inclined to approve an SUP for Truck Sales & Storage at this facility.

I look forward to discussing this opportunity further. Please do not hesitate to reach out with any questions, comments, or concerns.

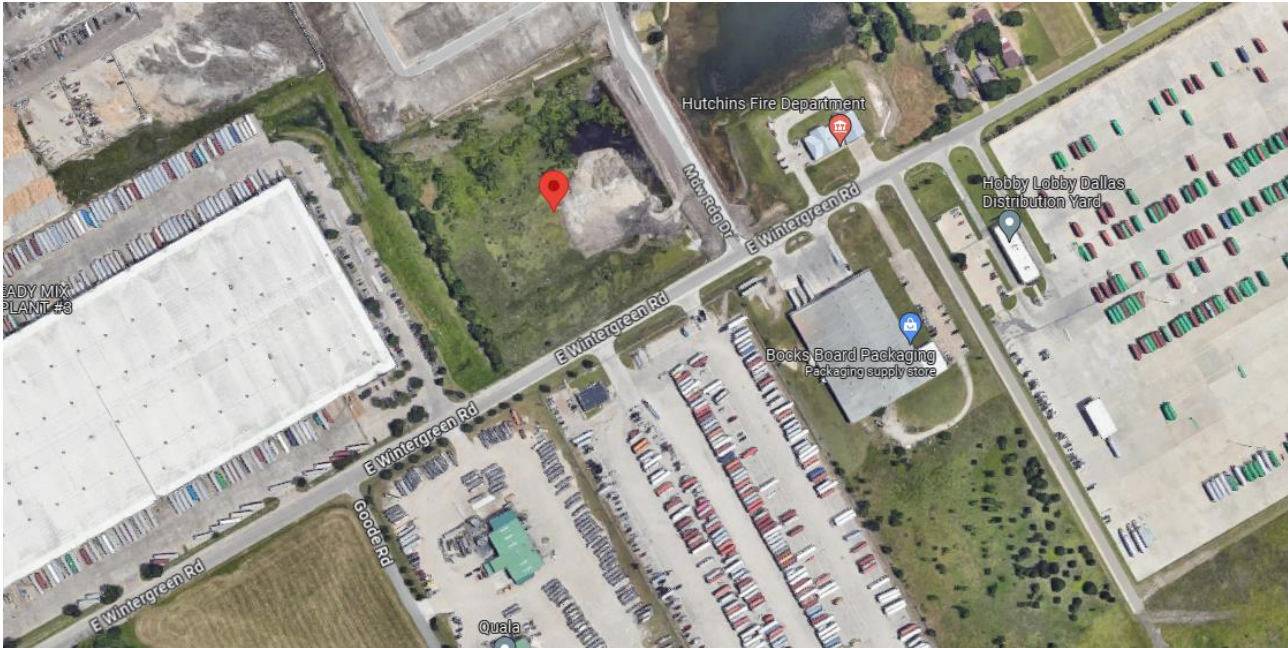
Respectfully,

Chris Cate
 Provident Realty Advisors
 10210 N. Central Expy #300
 Dallas, TX 75231
 Direct: 972-972-7504
 Cell: 714-227-5588
 Email: ccate@providentrealty.net

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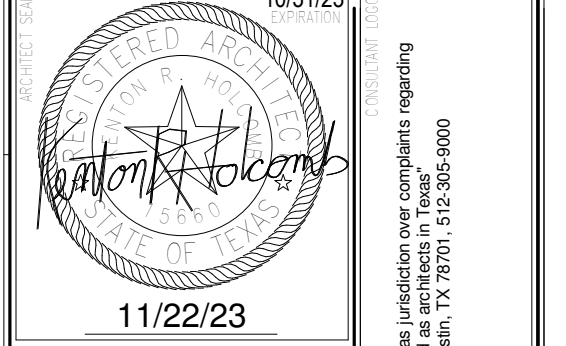


LEGAL DESCRIPTION
1301 E Wintergreen Road, Hutchins, TX

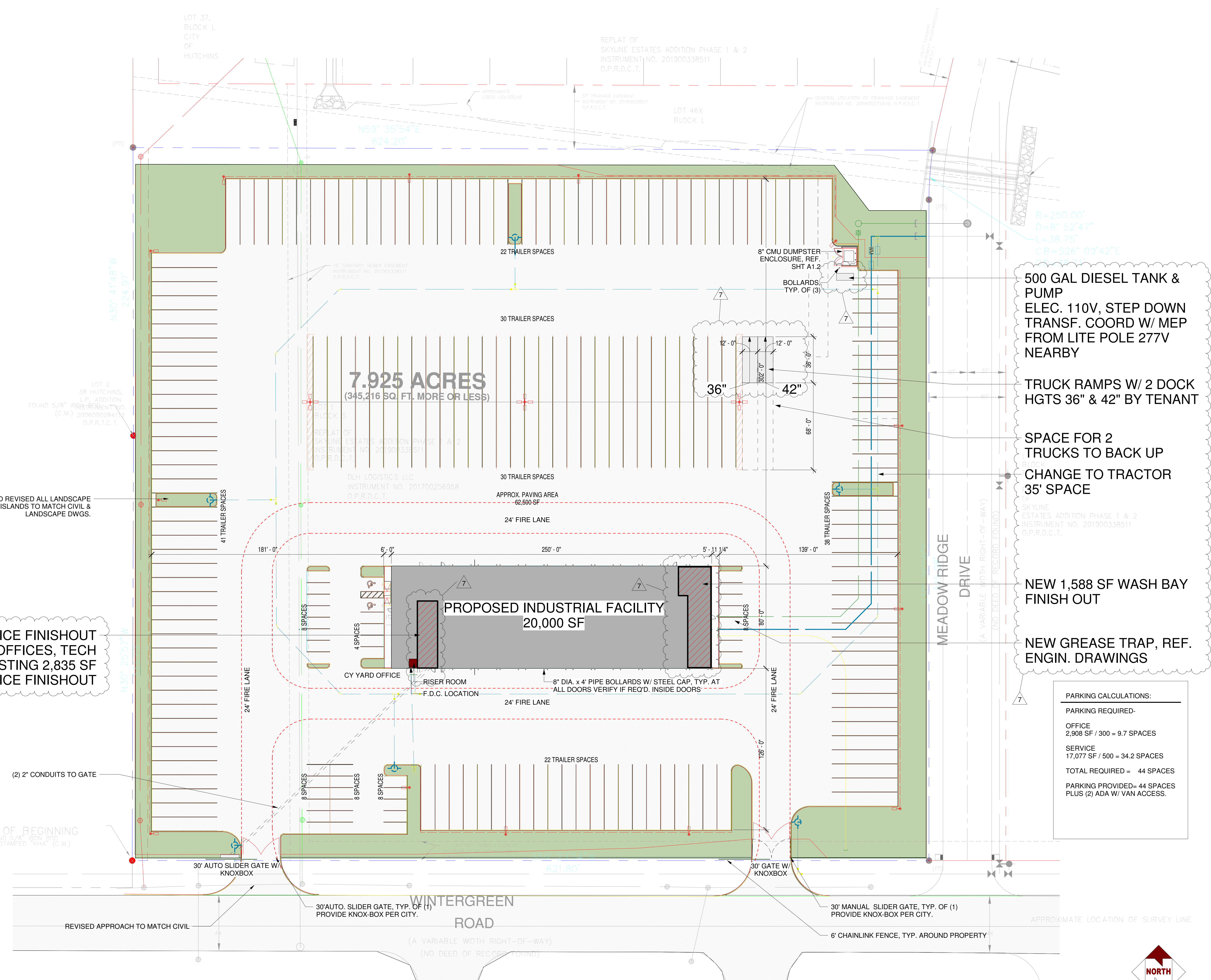
BEING a 7.925 acre tract of land, situated in William Gatlin Survey, Abstract No. 499, City of Hutchins, Dallas County, Texas, and being all of Lot 1, Block S of Replat of Skyline Estates Addition Phase 1 & 2, an addition to the City of Hutchins, Dallas County, Texas, recorded in Instrument Number 201900338511 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), as affected by that Certificate of Correction, recorded in Instrument No. 202000139040 (O.P.R.D.C.T.) and being a portion of a tract of land described in a deed to DLH Logistics LLC, recorded in Instrument Number 201700256958 (O.P.R.D.C.T.).



11880 Younger Ct., Ste. A
Azle, Texas 76020
817-905-6991



11/22/23
STATEMENT OF A PROFESSIONAL ENGINEER
I, the undersigned, a duly Licensed Professional Engineer in the State of Texas, have prepared the foregoing engineering drawings in accordance with the provisions of the Texas Engineering Practice Act, Chapter 901, Texas Occupations Code, Title 19, Section 901.001.



NEW 827 SF TENANT OFFICE FINISHOUT ALTERATION W/ ADDITIONAL OFFICES, TECH BREAK & LOCKER IN THE EXISTING 2,835 SF OFFICE FINISHOUT

500 GAL DIESEL TANK & PUMP
ELEC. 110V, STEP DOWN TRANSF. COORD W/ MEP FROM LITE POLE 277V NEARBY

TRUCK RAMPS W/ 2 DOCK HGTS 36" & 42" BY TENANT

SPACE FOR 2 TRUCKS TO BACK UP CHANGE TO TRACTOR 35' SPACE

NEW 1,588 SF WASH BAY FINISH OUT

NEW GREASE TRAP, REF. ENGIN. DRAWINGS

PARKING CALCULATIONS:

PARKING REQUIRED-	
OFFICE	2,908 SF / 300 = 9.7 SPACES
SERVICE	17,077 SF / 500 = 34.2 SPACES
TOTAL REQUIRED =	44 SPACES
PARKING PROVIDED=	44 SPACES
PLUS (2) ADA W/ VAN ACCESS.	

Revision Schedule

NO.	DATE	REVISION DESCRIPTION
1	11/22/23	REVISIONS FOR A NEW TENANT II

DLH 10 DEVELOPMENT

1 Meadow Ridge Drive, Hutchins, TX
TENANT PERMIT ADDENDUM II

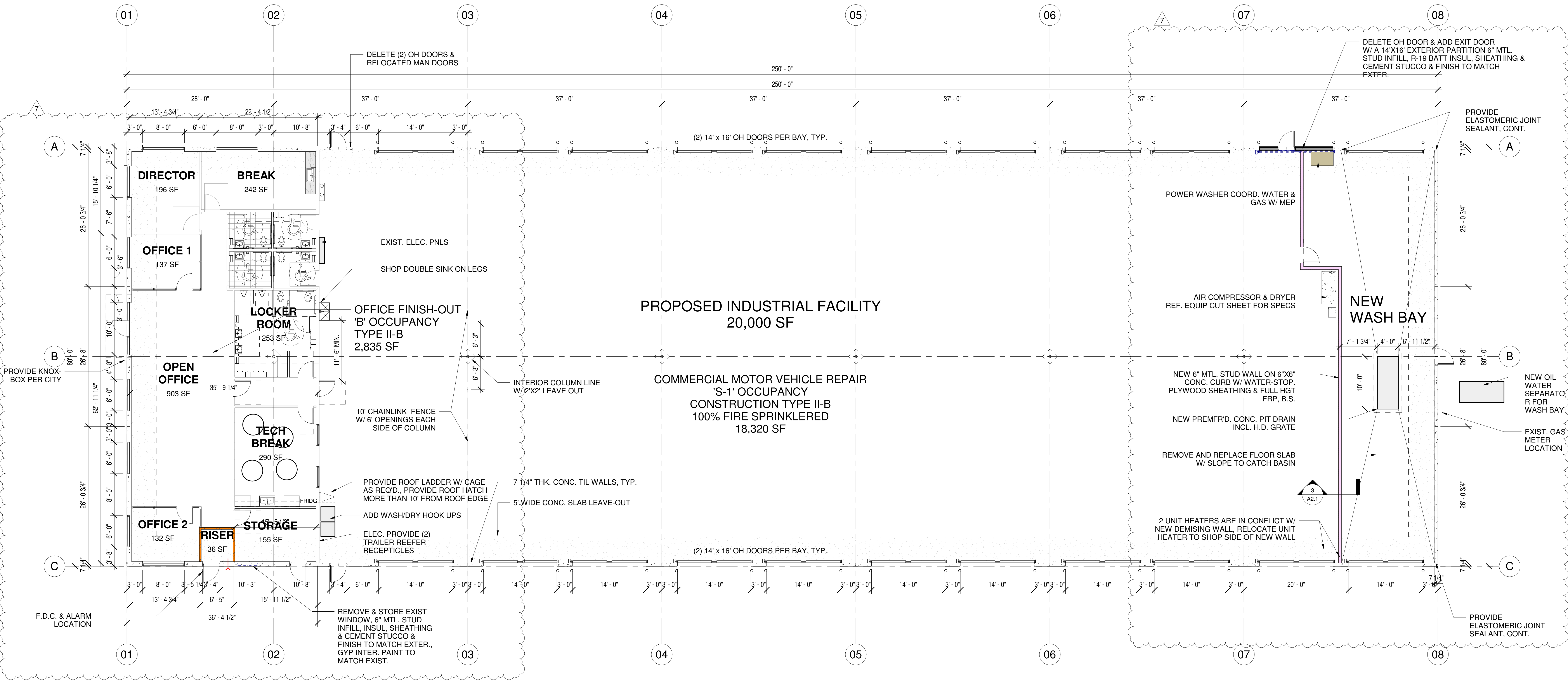
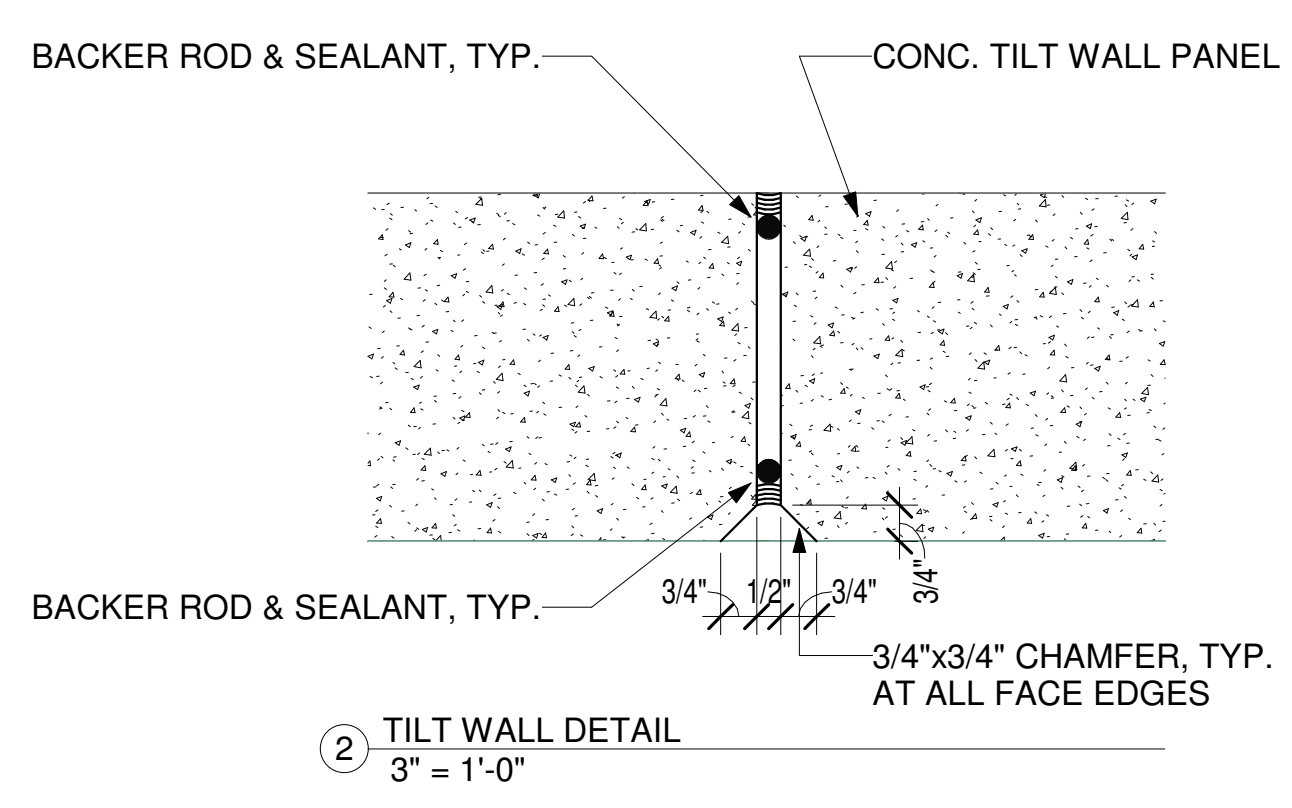
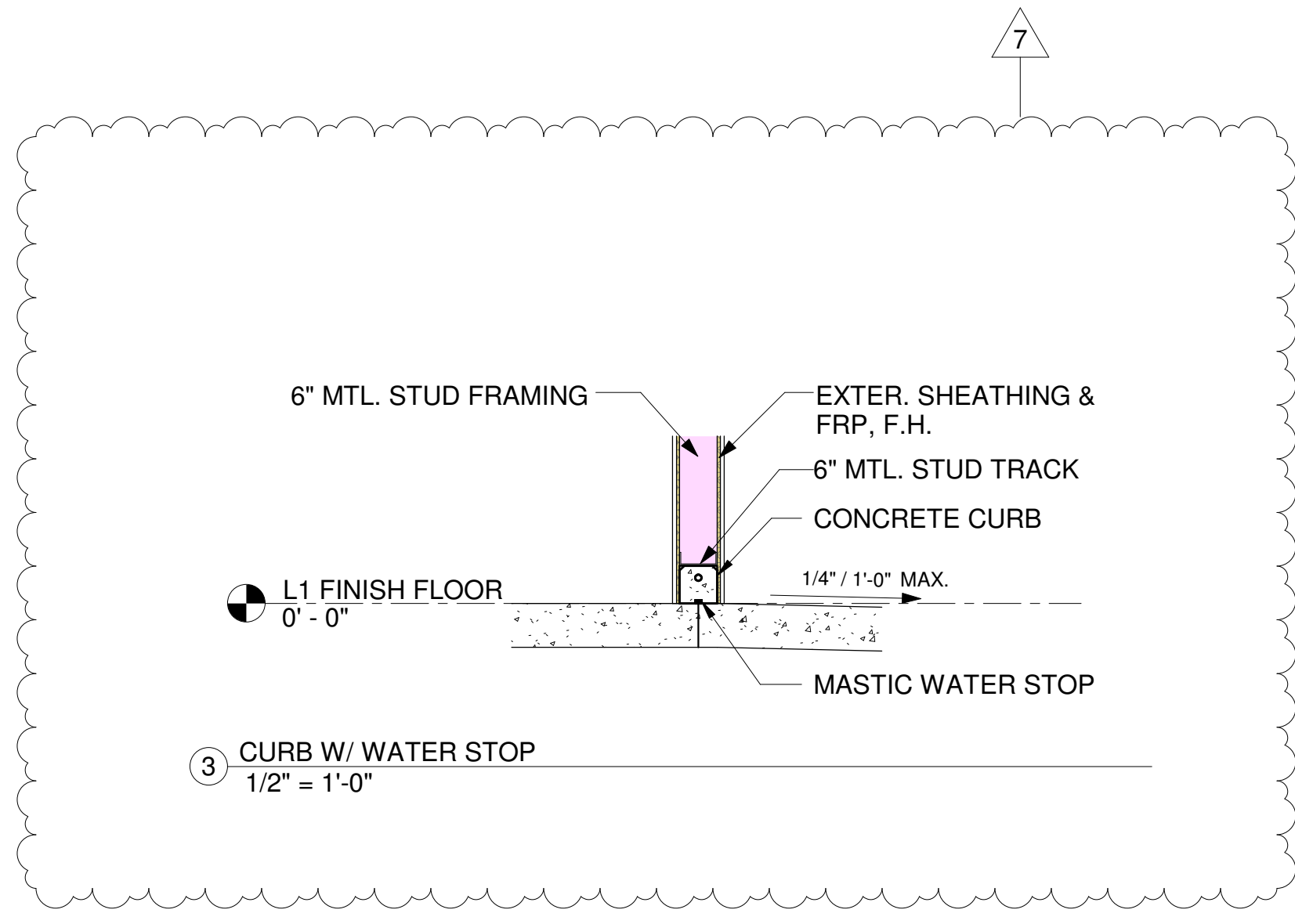
ARCHITECTURAL SITE PLAN
CONSTRUCTION DRAWINGS

Project No. 2019.21
Date 11/22/23
Author
Checker

A1.1

1 SITE PLAN
1" = 30'-0"





1 FLOOR PLAN - OVERALL
1/8" = 1'-0"



Revision Schedule

Rev.	Description
1	ISSUED FOR PERMIT
2	REVISIONS FOR A NEW TENANT

DLH 10 DEVELOPMENT
1 Meadow Ridge Drive, Hutchins, TX
TENANT PERMIT ADDENDUM II

FLOOR PLAN - OVERALL
CONSTRUCTION DRAWINGS
A2.1
Date: 11/22/23
Drawn by: NDU
Checked by: KRH
Scale: 1/8" = 1'-0"



Chairman Joseph Matthews
Vice Chairwoman Marie Harris
Commissioner Tod Davis
Commissioner Harry Gross
Commissioner Don Pressler

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

MINUTES
HUTCHINS PLANNING AND ZONING COMMISSION
November 16, 2023
REGULAR MEETING – 6:00 P.M.

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on November 16, 2023, at 6:00 p.m. at the Hutchins City Hall Hutchins, Texas 75141.

A. CALL TO ORDER.

Chairman Matthews called the meeting to order at 6:00 p.m.
Commissioner Davis gave the invocation.
The pledge of allegiance was performed.

Members Present:

Chairman Joseph Matthews
Commissioner Marie Harris
Commissioner Harry Gross
Commissioner Tod Davis
Commissioner Don Pressler

Members Absent:

B. CITIZEN COMMENTS

No citizens' comments were made.

C. PRESENTATIONS

No presentations were given.

D. CONSENT AGENDA

No items on the consent agenda.

E. PUBLIC HEARINGS

F. REGULAR AGENDA

1. Discuss and consider a request by Erik Bjornstrom with Pape-Dawson Consulting Engineers (representing the property owner Elaine Torres with LGI Homes- Texas, LLC) fore a preliminary plat of Southaven Phase B, 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 tract of land located West of JJ Lemmon Rd. and South of Langdon Rd., addressed as 1600 Lancaster Hutchins Rd.

Commissioner Gross made a motion to approve the preliminary plat of Southaven Phase B. Commissioner Davis seconded the motion to approve. Motion carried 5-0.

2. Approval of the October 19, 2023, minutes.

Commissioner Harris made a motion to approve the minutes. Commissioner Gross seconded the motion. Motion carried 5-0.

G. ITEMS OF COMMUNITY INTEREST

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

H. ADJOURN

Commissioner Pressler made a motion to adjourn. Commissioner Davis seconded the motion Approved by a 5-0 roll call vote. The meeting was adjourned at 6:02 PM.

APPROVED:

Joseph Matthews
Chairman

Harry Gross
Secretary

Recording Secretary