



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

**Monday, November 24, 2025 at 6:00 PM  
City Hall - Council Chamber, 400 N. JJ Lemmon Road**

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Regular Meeting of the Planning & Zoning Commission Board to be held on Monday, November 24, 2025 at 6:00 PM at the Hutchins City Hall - Council Chambers located at 400 N. JJ Lemmon Rd, Hutchins, Texas, at which time the following items will be discussed and considered.

**Commission Members**

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

**A. CALL TO ORDER**

*Roll Call  
Invocation  
Pledge of Allegiance*

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

**C. PRESENTATIONS**

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

**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**

2. Conduct a public hearing, discuss and consider a request by Nick Vinson with Foundry Commercial (representing the property owner Chris Storm with 725 E. Wintergreen LLC) for an SUP request to allow "Parking Lot, Trucks & Trailers; Heavy Load Vehicle Storage; Truck Sales and Storage" in the Light Industrial (LI) District, Lot 2 Block A, 11.44 tract of land located East of IH 45 and North of Finn Road commonly addressed as 725 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.*

3. Approval of the October 27, 2025 Minutes.

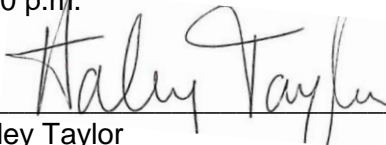
**G. ITEMS OF COMMUNITY INTEREST**

4. Parks and Recreation Board Meeting, Tuesday, December 4, 2025, 6:30 p.m., Hutchins City Hall - Council Chamber, 400 N. JJ Lemmon Rd., Hutchins.
5. Keep Hutchins Beautiful Board Meeting, Tuesday, December 9, 2025, 6:00 p.m., Hutchins City Hall - Council Chamber, 400 N. JJ Lemmon Rd., Hutchins.
6. Hutchins Christmas Parade, Saturday, December 13, 2025. Parade begins at 12 noon at WilmerHutchins Elementary School Early Childhood Center, 7475 JJ Lemmon Rd., and end at Campbell Park, 200 S. Denton St. For more information go to [www.cityofhutchinstx.gov](http://www.cityofhutchinstx.gov).
7. City Council Meeting, Monday, December 15, 2025, 6:30 p.m., Hutchins City Hall - Council Chamber, 400 N JJ Lemmon Rd., Hutchins
8. Planning & Zoning Meeting, Monday, December 22, 2025, 6:00 p.m., Hutchins City Hall - Council Chamber, 400 N JJ Lemmon Rd., Hutchins.

**H. ADJOURNMENT**

**CERTIFICATION**

I certify that a copy of the November 24, 2025 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](http://www.cityofhutchins.org), in accordance with Chapter 551 of the Texas Government Code. Posted on November 18, 2025 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](mailto:colquin@cityofhutchins.org)



# STAFF REPORT

**MEETING DATE:** November 24, 2025

**MEETING TYPE:** Planning & Zoning

**SUBMITTED BY:** Blake Moore

**AGENDA CAPTION:** Discuss and consider a request by Nick Vinson representing Foundry Commercial for a Specific Use Permit (SUP) to allow Parking Lot, Truck and Trailer; Heavy Load Vehicle Storage; and Truck Sales and Storage under 1 SUP in the Light Manufacturing district.

Presented by: Blake Moore

## Background Information

Nick Vinson of Foundry Commercial is requesting a Specific Use Permit (“SUP”) for a proposed development at 725 E. Wintergreen Road to allow the following uses: Parking Lot, Truck and Trailer; Heavy Load Vehicle Storage; and Truck Sales and Storage. The site is zoned Light Industrial (“LI”) and will feature two Class A tilt-wall maintenance facilities totaling 25,000 SF on an 11.4-acre, fully paved and fenced lot with perimeter landscaping.

The LI, Light Industrial, district is intended primarily for the conduct of light manufacturing, assembling and fabrication activities, and for warehousing, research and development, wholesaling and service operations that do not typically depend upon frequent customer or client visits. Such uses do require accessibility to major thoroughfares, major highways, and/or other means of transportation. The uses they are requesting require an SUP under LI (Light Industrial). The City Attorney has advised placing all the uses under one SUP.

SECTION 32.7															
Transportation Uses	A	SF-10	SF-8.5	SF-7	SF-PH	D	SFA	MF	MH	O	R	C-1	HC	LI	HI

Parking Lot, Trucks and Trailers												S	S	S	S
Heavy Load Vehicle Storage*												S	S	S	S

SECTION 32.11															
Commercial Uses	A	SF-10	SF-8.5	SF-7	SF-PH	D	SFA	MF	MH	O	R	C-1	HC	LI	HI
Truck Sales & Storage												S	S	S	P

**Budget Implications**

N/A

**Operational Impact**

N/A

**Legal Review**

N/A

**Staff Recommendation**

Staff Recommends Approval.

**Supporting Documentation and Attachments**

# Zoning Application

- General Zoning Request
- Standard Zoning or Rezoning
- Planned Development
- Site Plan - New or Amended
- Planned Development Concept Plan - New or Amended
- SUP

**CITY OF HUTCHINS**  
 321 N. Main  
 Hutchins, Texas 75141  
 (972) 225-6121



## PROPERTY INFORMATION

FILE NO: \_\_\_\_\_

Address/Location: 725 E Wintergreen Rd	Existing Use: Vacant
Lot(s): Lot 2      Block: Block A	Current Zoning: LI - Light Industrial
# of Acres: 11.44	# of Lots: 1      # of Units:

## APPLICANT INFORMATION

Name: Nick Vinson	Company: Foundry Commercial
Mailing Address: 29 Hermitage Ave	
City: Nashville	State: TN      Zip: 37210
Phone: 772 203 7407	Fax:      Email: nick.vinson@foundrycommercial.com

## OWNER INFORMATION

Name: 725 E. WINTERGREEN LLC	Company:
Mailing Address: 3920 AZURE LANE	
City: ADDISON	State: TX      Zip: 75001
Phone: 406-425-2074	Fax:      Email: chris@sablerealty.com

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

## ZONING APPLICATION SUBMITTAL REQUIREMENTS

(See Fee Schedule For All Amounts)

- Concept Plan 24"x36", 4 copies (folded)
  - Site Plan / Concept Plan Checklist
  - Legal Description
  - Letter stating reason for request
  - CD of electronic version (pdf) of proposed plans
- Fee: \_\_\_\_\_

**APPLICANT AUTHORIZATION:**

I will represent the application myself; or

I authorize Nick Vinson (name of applicant) to represent this application on my behalf. The named applicant shall be the principal person for responding to all requests and to attend all meetings.

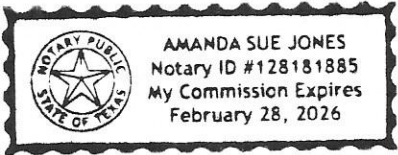
Owner's Signature: *[Handwritten Signature]* Date: 10/17/2025

STATE OF TEXAS

COUNTY OF: DALLAS

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

Subscribed and sworn to before me this 17<sup>th</sup> day of October, 20 25.



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

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

**CITY OF HUTCHINS:** Acknowledged By: \_\_\_\_\_ Date: \_\_\_\_\_

**SUP APPLICATION LETTER**  
725 E. Wintergreen, Hutchins, TX 75141  
Foundry Commercial Acquisitions, LLC



**HIGHLIGHTS**

- ADDRESS:** 725 E. Wintergreen Rd, Hutchins, TX
- BUILDING/SITE SIZE:** 15,000 SF + 10,000 SF Building on 11.4 ACRES
- STATUS:** Proposed Development
- CONSTRUCTION TYPE:** Tilt Wall Construction with Storefront; Concrete Paved Parking
- ZONING:** Light Industrial (LI)
- APPLICANT:** Foundry Commercial Acquisitions (Represented by Nick Vinson)
- SUP REQUEST FOR:** Parking Lot, Truck and Trailer; Heavy Load Vehicle Storage; Truck Sales and Storage

**SUP APPLICATION LETTER**  
725 E. Wintergreen, Hutchins, TX 75141  
Foundry Commercial Acquisitions, LLC

City of Hutchins | City Hall  
Attn: Blake Moore  
321 N Main, P.O. Box 500  
Hutchins, TX 75141  
[bmoore@cityofhutchinstx.gov](mailto:bmoore@cityofhutchinstx.gov)

Mr. Moore,

We are requesting a Specific Use Permit (“SUP”) for a proposed development at 725 E. Wintergreen Road to allow the following uses: Parking Lot, Truck and Trailer; Heavy Load Vehicle Storage; and Truck Sales and Storage. The site is zoned Light Industrial (“LI”) and will feature two Class A tilt-wall maintenance facilities totaling 25,000 SF on an 11.4-acre, fully paved and fenced lot with perimeter landscaping.

The project is designed to accommodate up to two tenants whose operational needs align closely with the LI district intent—low-intensity, service-oriented industrial users that maintain equipment, park vehicles off-street, and operate primarily during daytime business hours. Our targeted users include:

- Utility contractors utilize light-load vehicles, which when stored on site qualifies as **Parking Lot, Truck and Trailer** under the City of Hutchins code.
- Freight Carriers operate semi-trucks and trailers, which when stored on site qualifies as **Heavy Load Vehicle Storage** under the City of Hutchins code.
- Truck sales and leasing operations qualify as **Truck Sales and Storage** under the City of Hutchins code.

**Approval of the requested uses would provide the following benefits to the city:**

- **Supports the expanding city infrastructure.** Hutchins’ rapid industrial and residential growth has accelerated demand for electrical, sewer, gas, and telecommunications contractors. Our survey identified a shortage of nearby contractor yards. The project provides purpose-built space for these essential service providers—helping maintain and expand local infrastructure.
- **Improves truck safety and reduces on-road congestion.** With nearly five million square feet of new warehouse and distribution absorption annually, demand for nearby service and staging (“ISF”) facilities far exceeds supply. The absence of such facilities contributes to on-ramp truck parking, unsafe roadside idling, and congestion (see Exhibit A). Our facility’s proximity to I-35 provides controlled off-street parking and maintenance capacity, improving traffic safety and logistics efficiency.
- **Generates stable employment.** Each of our target users creates administrative and technical skill jobs with competitive wages. In particular, truck sales operations typically create 20+ jobs per location while generating minimal incremental truck trips because vehicles are stored and displayed on-site.

**SUP APPLICATION LETTER**  
725 E. Wintergreen, Hutchins, TX 75141  
Foundry Commercial Acquisitions, LLC

- **Raises design quality along Wintergreen.** The proposed tilt-wall facilities and screened, paved yard will elevate the corridor’s appearance, setting a new benchmark for industrial design and maintenance standards.
- **Compatible with surrounding uses.** Adjacent and nearby properties currently support similar heavy-vehicle and logistics operations. The project’s uses are therefore consistent with the established industrial pattern and complementary to the nearby Union Pacific intermodal facility.

**The LI district permits several more intensive uses *by right*—many of which generate higher noise, traffic, or 24-hour activity. Examples include:**

- Parking Lot or Structure, Commercial (Auto)
- Auto Glass/Upholstery/Muffler Shops
- Auto Repair, Major
- Contractor Shop with Outside Storage Yard
- Distribution Center
- Welding or Machine Shop
- Wholesale & Retail Steel/Metal Sales with Outside Storage

**By contrast, our plan will:**

- Concentrate staging and light service on a screened, paved site with managed circulation
- Reduce spillover to public streets via on-site queuing and operating rules
- Commit to appearance and housekeeping standards (landscaping, fencing/screening)
- Limit activities to light maintenance indoors or within designated service bays

It is our sincere belief that the proposed mix of uses at our development would provide a tangible benefit not only to Hutchins, but also to its residents and employers. Please do not hesitate to reach out with any questions, and I look forward to discussing this opportunity further. We appreciate your consideration of this request.

Respectfully,

Nick Vinson  
Foundry Commercial  
29 Hermitage Ave  
Nashville, TN 37221  
Phone: 772-203-7407  
Email: [nick.vinson@foundrycommercial.com](mailto:nick.vinson@foundrycommercial.com)

**SUP APPLICATION LETTER**  
725 E. Wintergreen, Hutchins, TX 75141  
Foundry Commercial Acquisitions, LLC

**Exhibit A**

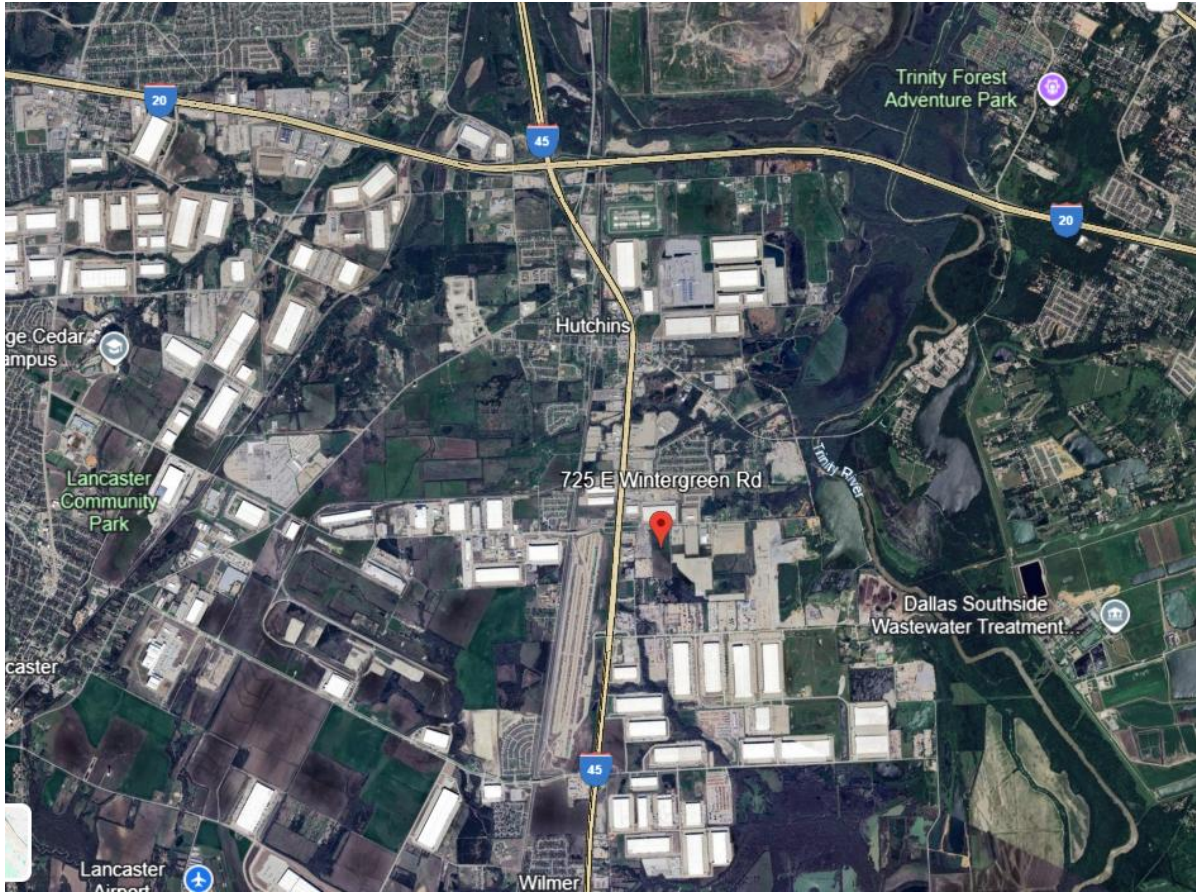
Photograph taken on 9/23/2025 showing illegal parking at on ramp for I-20 Frontage Rd approx. 2.7 miles from the subject site.



# SUP APPLICATION LETTER

725 E. Wintergreen, Hutchins, TX 75141  
Foundry Commercial Acquisitions, LLC

Exhibit B – Location



**PROPERTY DESCRIPTION**

**BEING** a tract of land situated in the William H. Shelton Survey, Abstract No. 1292, Dallas County, Texas, and being all of Lot 2, Block A, Safe Stop Addition, an addition to the City of Hutchins, according to the plat recorded in Instrument No. 202400099438, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at the north corner of said Lot 2, at the intersection of the southeast right-of-way line of Wintergreen Road (a variable width right-of-way) and the southwest right-of-way line of Goode Road (a variable width right-of-way);

**THENCE** South 30°53'14" East, with said southwest right-of-way line of Goode Road, a distance of 1,232.15 feet to a point for the southeast corner of said Lot 2 and a north corner of Lot 1, Block A of said Safe Stop Addition;

**THENCE** with the common line of said Lots 1 & 2, the following courses and distances:

South 59°53'00" West, a distance of 93.10 feet to a point for corner;

North 74°07'48" West, a distance of 213.92 feet to a point for corner;

North 41°28'02" West, a distance of 231.95 feet to a point for corner;

North 77°56'29" West, a distance of 243.91 feet to a point for corner;

North 36°27'27" West, a distance of 107.83 feet to a point for corner;

North 48°49'40" West, a distance of 127.50 feet to a point for corner;

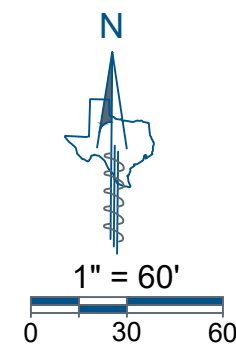
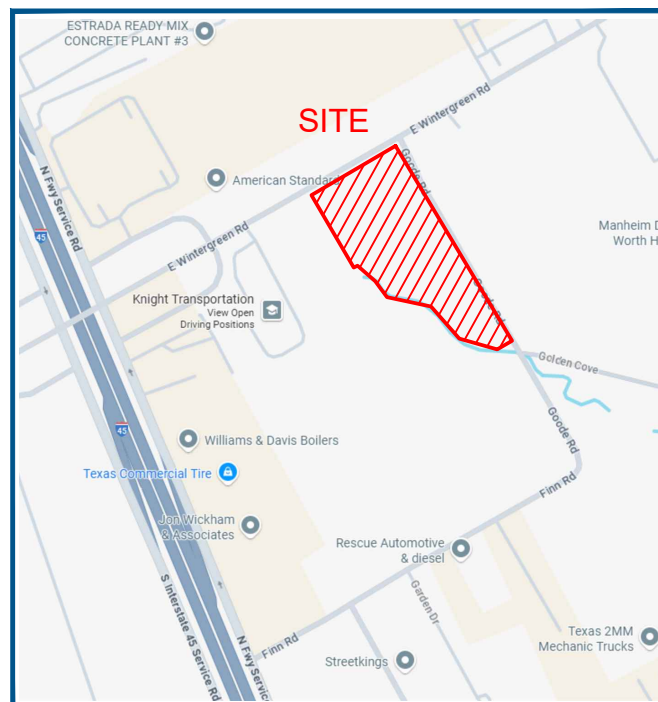
South 63°43'39" West, a distance of 23.14 feet to a point for corner;

North 30°17'48" West, a distance of 455.04 feet to a north corner of said Lot 1 and the west corner of said Lot 2 and in said southeast right-of-way line of Wintergreen Road;

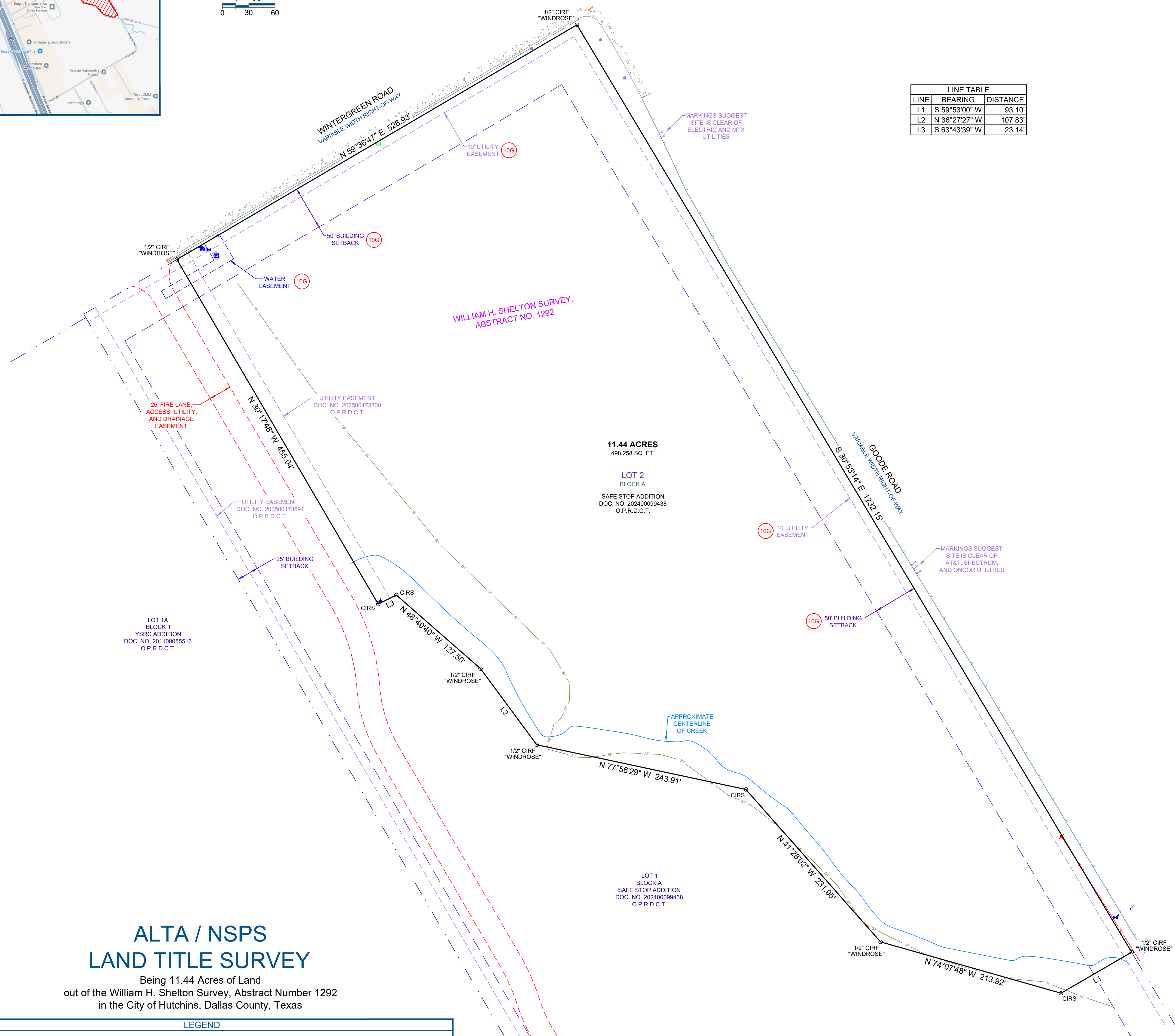
**THENCE** North 59°36'47" East, with said southeast right-of-way line of Wintergreen Road, a distance of 528.93 feet to the **POINT OF BEGINNING** and containing 498,256 square feet or 11.4384 acres of land.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

VICINITY MAP  
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	S 59°53'00" W	93.10'
L2	N 36°27'27" W	107.83'
L3	S 63°43'39" W	23.14'



# ALTA / NSPS LAND TITLE SURVEY

Being 11.44 Acres of Land  
out of the William H. Shelton Survey, Abstract Number 1292  
in the City of Hutchins, Dallas County, Texas

### LEGEND

- Power Pole
- Utilities Clear Mark
- Gas Utility Mark
- Sanitary Manhole
- Water Vault
- Water Valve
- Fire Hydrant
- Water Utility Mark
- Sign
- Concrete
- Boundary Monument
- CIRS
- CIRF
- DOC. NO.
- O.P.R.D.C.T.
- 1/2" Capped Iron Rod Set Stamped "Eagle Surveying"
- Capped Iron Rod Found
- Document Number
- Official Public Records, Dallas County, Texas
- SF
- CHU
- Silt Fence
- Overhead Utilities
- Edge of Asphalt

### LEGAL DESCRIPTION

BEING Lot 2, Block A of SAFE STOP ADDITION, an Addition to the City of Hutchins, Dallas County, Texas, according to the Plat thereof recorded in ccf# 202400099438, Real Property Records, Dallas County, Texas

### FLOOD NOTE

This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 07, 2014 and is located in Community Number 480179 as shown on Map Number 48113C0514L. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, contact 1-(877) FEMA MAP.

### SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements per Schedule "B" of the title commitment provided by First American Title Guaranty Company with G.F. No. 1011-414837-RTT as listed:

- 10G** The following easements and/or building lines, as shown on plat recorded in ccf# 202400099438, Real Property Records, Dallas County, Texas.
    - 50' building lines;
    - 10' utility easements;
    - Variable width water easement
- AFFECTS AS SHOWN**

### GENERAL NOTES

- Eagle Surveying, LLC did not abstract the subject property. This survey was based on a legal description provided by First American Title Guaranty Company with G.F. No. 1011-414837-RTT, an effective date of June 30th, 2025, and issued date of July 11th, 2025. This survey is only valid for G.F. No. 1011-414837-RTT. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property.
- This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
- Underground utility locations, if shown on this survey, are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed in the field.
- There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- This site is undeveloped, therefore no parking spaces were observed in the process of conducting the fieldwork.
- Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right-of-way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There were no visible encroachments or overlapping of improvements observed except as shown hereon.
- There were no buildings observed on the subject property in the process of conducting the fieldwork.
- No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
- Eagle Surveying, LLC has not been provided a zoning report or letter at the time this survey was prepared.
- All building lines, setbacks, and easements shown hereon are by Document Number 202400099438, O.P.R.D.C.T., unless noted otherwise.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Vertical Datum of 1988 (Geoid 18).
- All Capped Iron Rods Set are 1/2 inch with green plastic cap stamped "EAGLE SURVEYING".

### ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

### SURVEYORS CERTIFICATION

To First American Title Guaranty Company, Republic Title of Texas, Inc., and 725 E. Wintergreen, LLC, a Texas limited liability company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 16, 17 & 18 of Table A thereof. The fieldwork was completed on July 12th, 2025.

This map or plat was prepared on \_\_\_\_\_

**PRELIMINARY**  
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

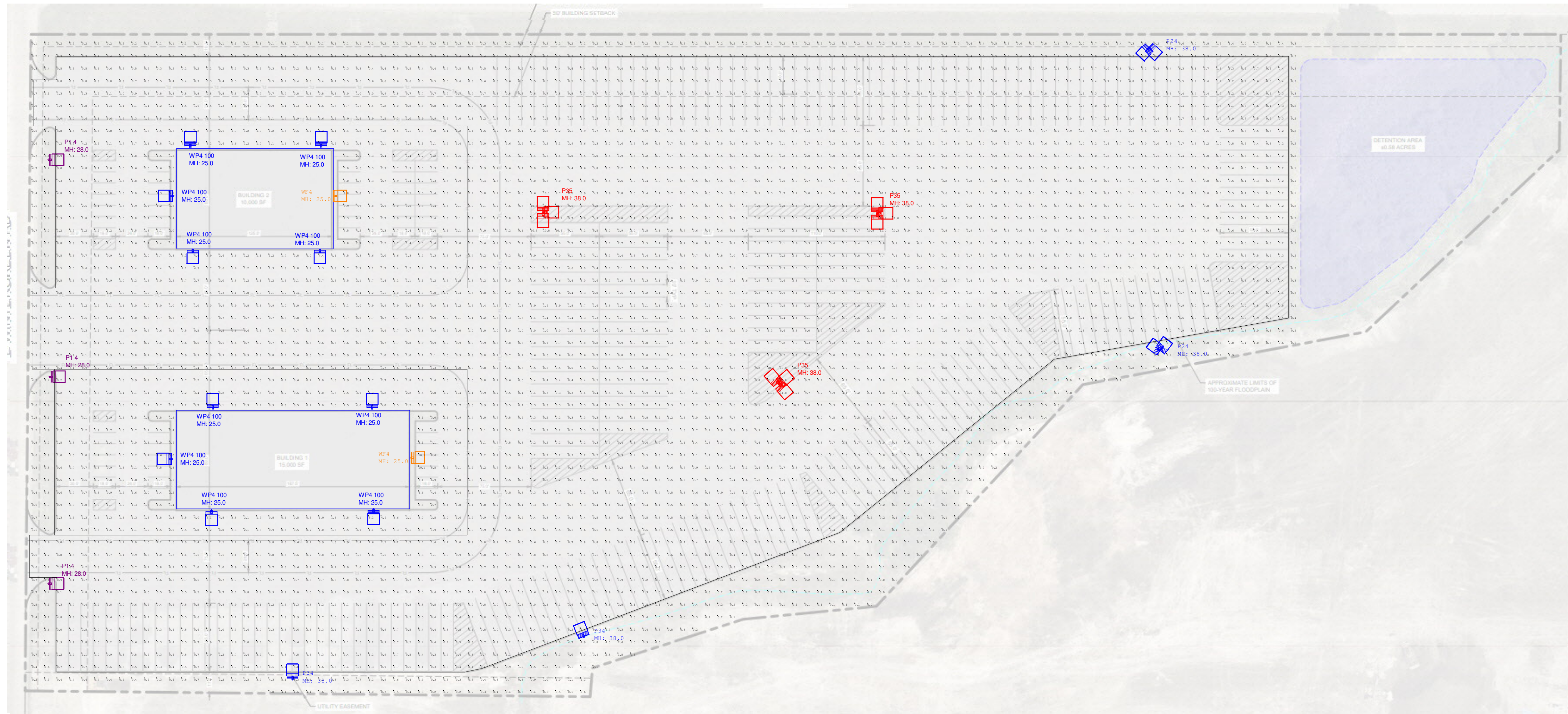
Caleb McCanlies  
R.P.L.S. # 7036

JOB NUMBER	2507.005
DATE	07-22-2025
REVISION	08-22-2025
DRAWN BY	SDH



Eagle Surveying, LLC  
222 South Elm Street  
Suite: 200  
Denton, TX 76201  
940.222.3009  
www.eaglesurveying.com  
TX Firm # 10194177

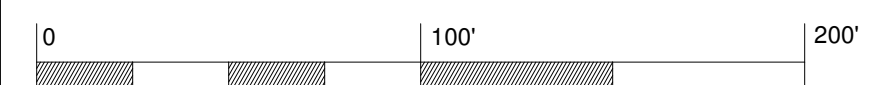
**PROPERTY ADDRESS**  
725 E WINTERGREEN RD  
HUTCHINS, TX



Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
	2	P24	2 @ 90 degrees	40800	0.950	1200.08	RXAR-300-4-VS-CP-BR-A (300W, T4, 5000K)
	3	P14	Single	33500	1.000	751.2	RXAR-250-4-VS-CP-BR-A (250W, T4, 5000K)
	2	WF4	Single	33500	1.000	500.8	RXAR-250-4-VS-CP-BR-A (250W, T4, 5000K)
	10	WP4 100	Single	14400	1.000	2504	RXAR-WM RXAR-100-4-VS-CP-BR-A (100W, T4, 5000K) RXAR-WM
	3	P35	3 @ 90 Degrees	42300	0.950	2697.3	RXAR-300-5-VS-CP-BR-A (300W, T5, 5000K)
	2	P34	Single	40800	0.950	600.04	RXAR-300-4-VS-CP-BR-A (300W, T4, 5000K)

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
CalcPts 1	1.83	11.8	0.0	N.A.	N.A.
Building 1 parking	2.49	10.1	0.5	4.98	20.20
Building 2 parking	2.49	9.9	0.5	4.98	19.80
Truck Lot	1.84	11.8	0.2	9.20	59.00

CONTRACTOR TO VERIFY ALL MOUNTING, COLOR AND VOLTAGE PRIOR TO ORDERING



Date: 10/16/2025 Scale: 1"=50' Layout by: ANDREW LUEBKE  
 Project Name: IOS PROJECT HUTCHINS TX Customer No:  
 Filename: C:\Users\aluebke\OneDrive - KSA Lighting & Controls\Desktop\KSA AGI\2025 AGI files\2  
 Footcandles calculated at grade using mean lumen values

The document contains confidential and proprietary information of KSA Lighting & Controls. This document may be used only for the benefit of KSA Lighting & Controls and its clients. Any disclosure, distribution, or reproduction of this document without the prior written consent of KSA Lighting & Controls is strictly prohibited. KSA Lighting & Controls is not responsible for any errors or omissions in this document. The information provided in this document is for informational purposes only and does not constitute a contract. The information provided in this document is subject to change without notice. KSA Lighting & Controls is not responsible for any damages, including consequential damages, arising from the use of this document. KSA Lighting & Controls is not responsible for any damages, including consequential damages, arising from the use of this document. KSA Lighting & Controls is not responsible for any damages, including consequential damages, arising from the use of this document.

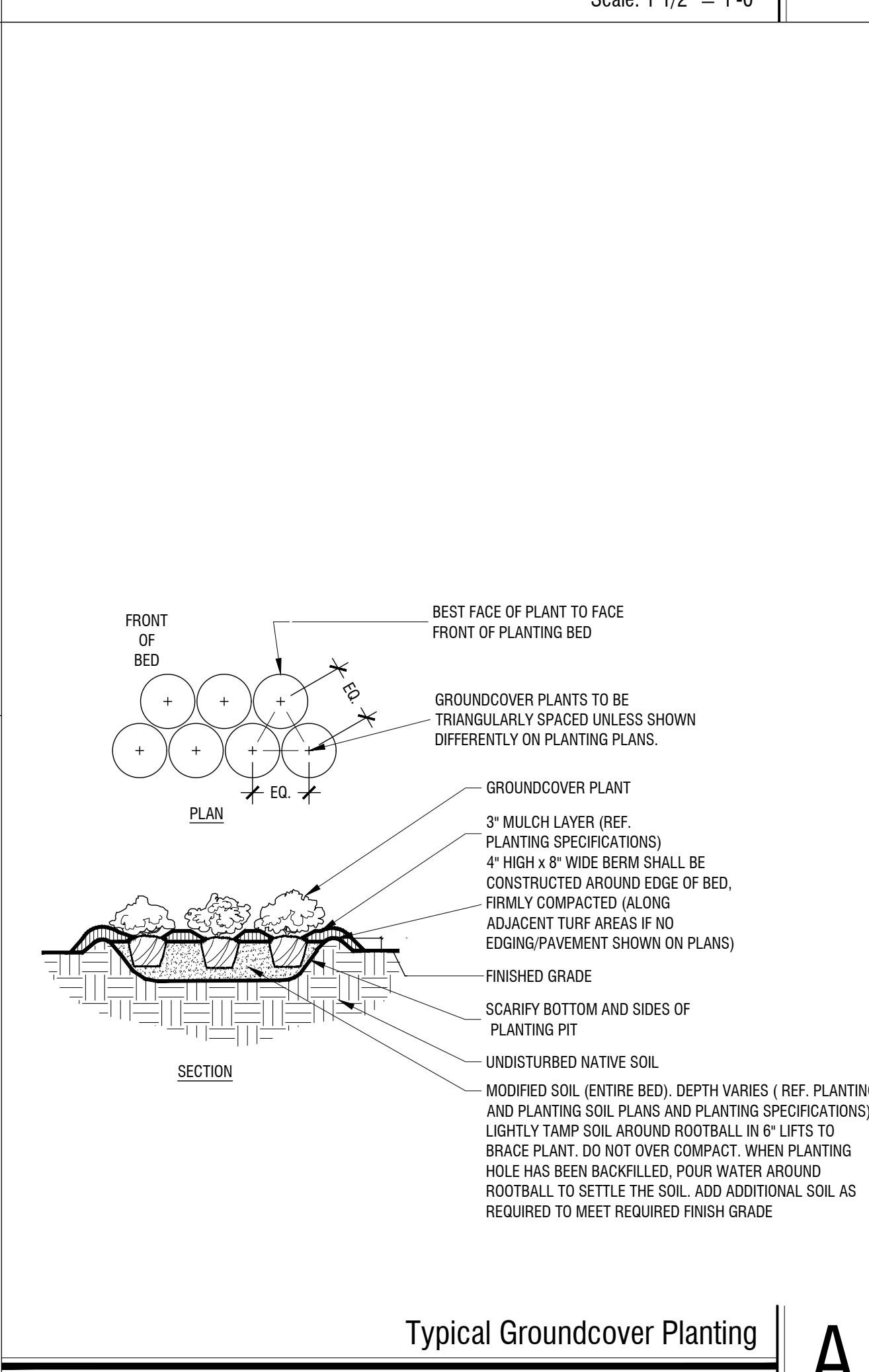
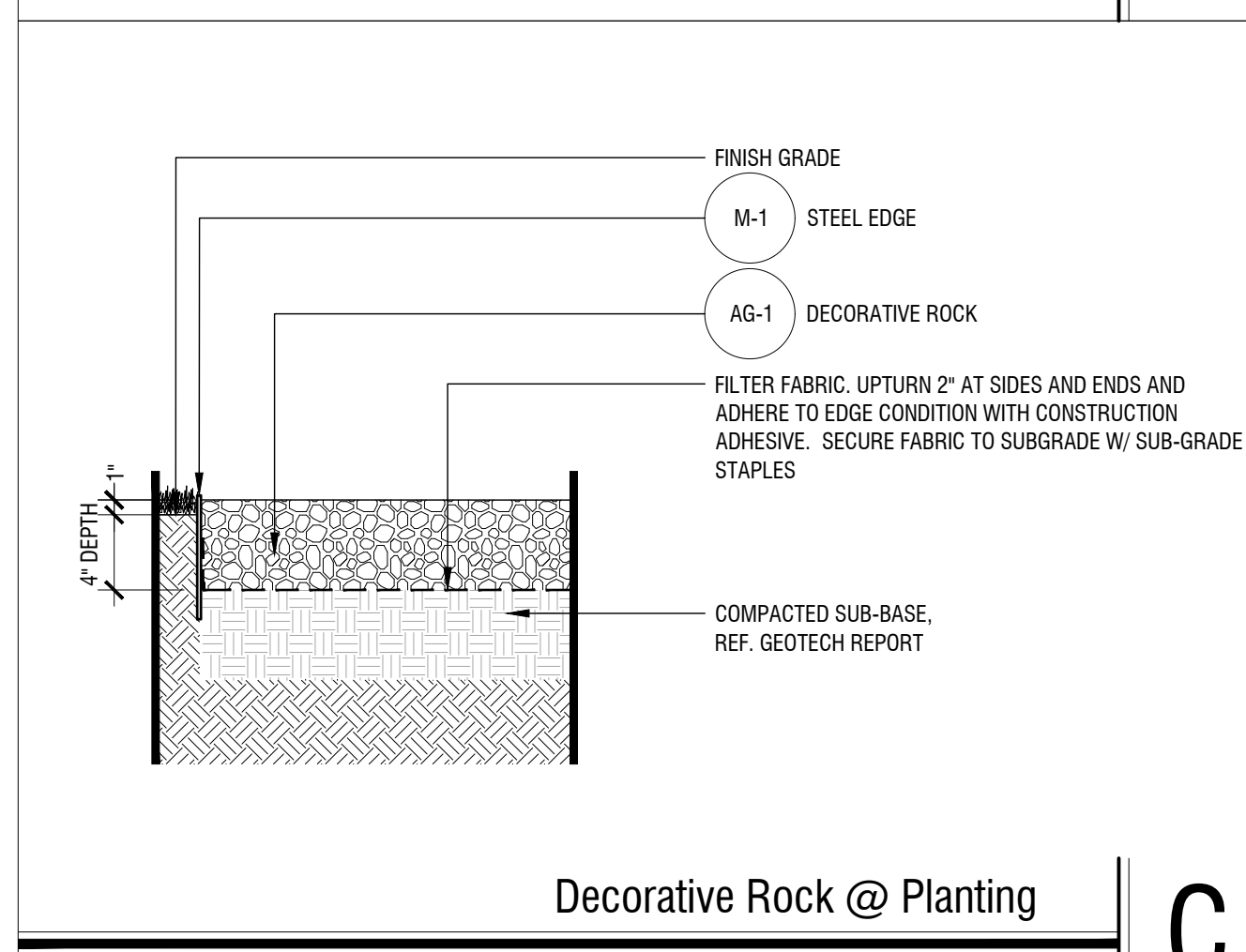
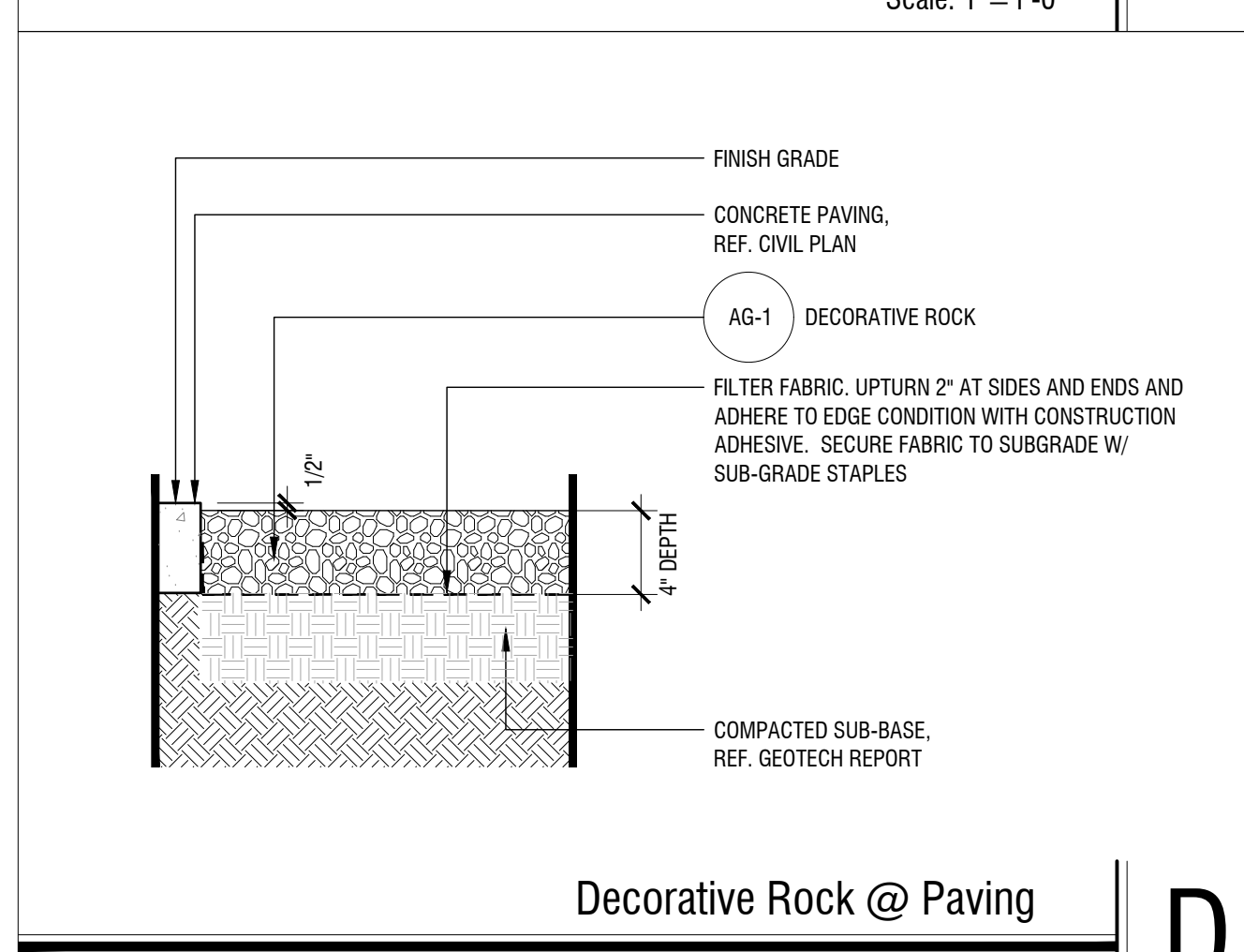
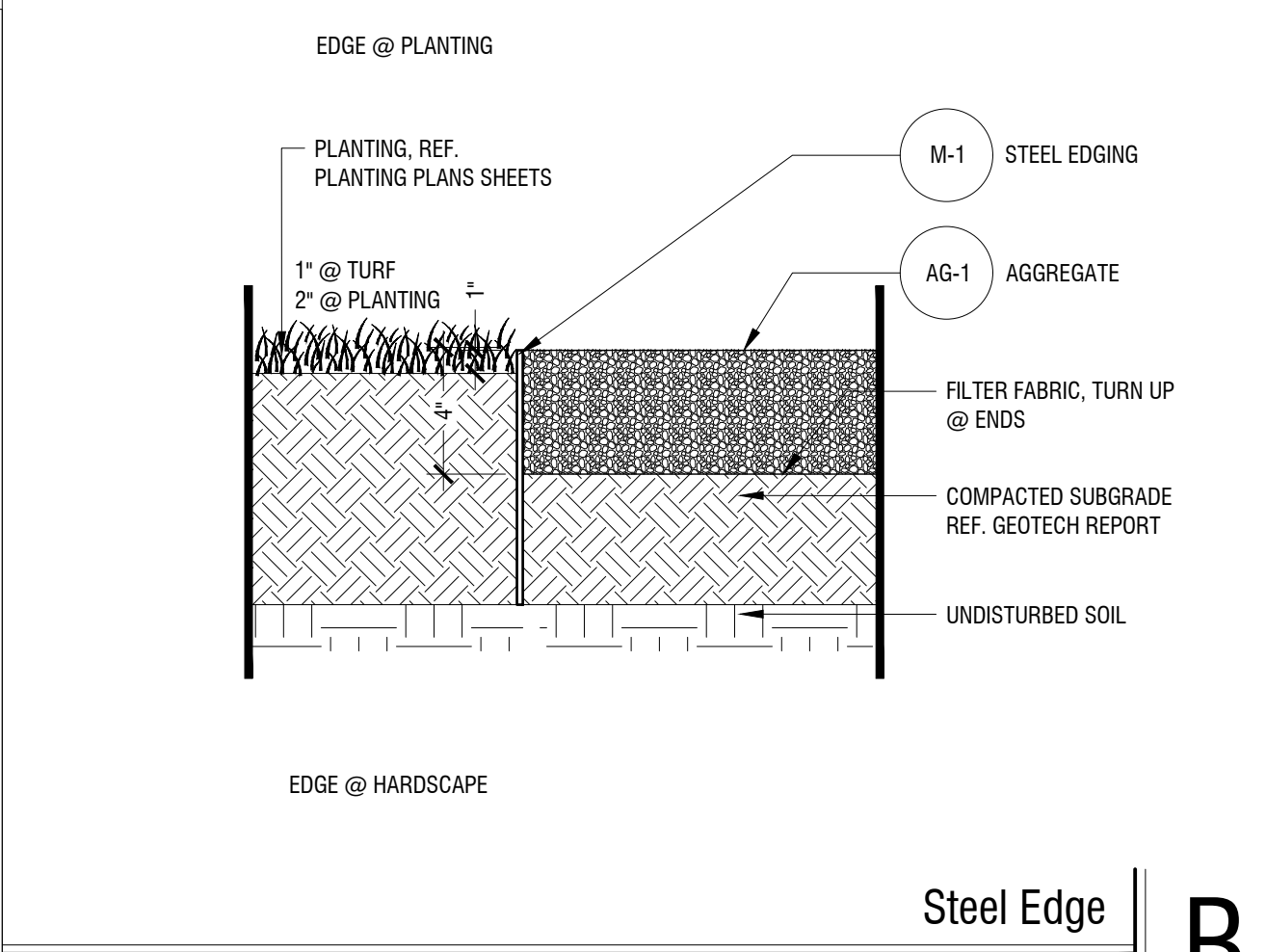
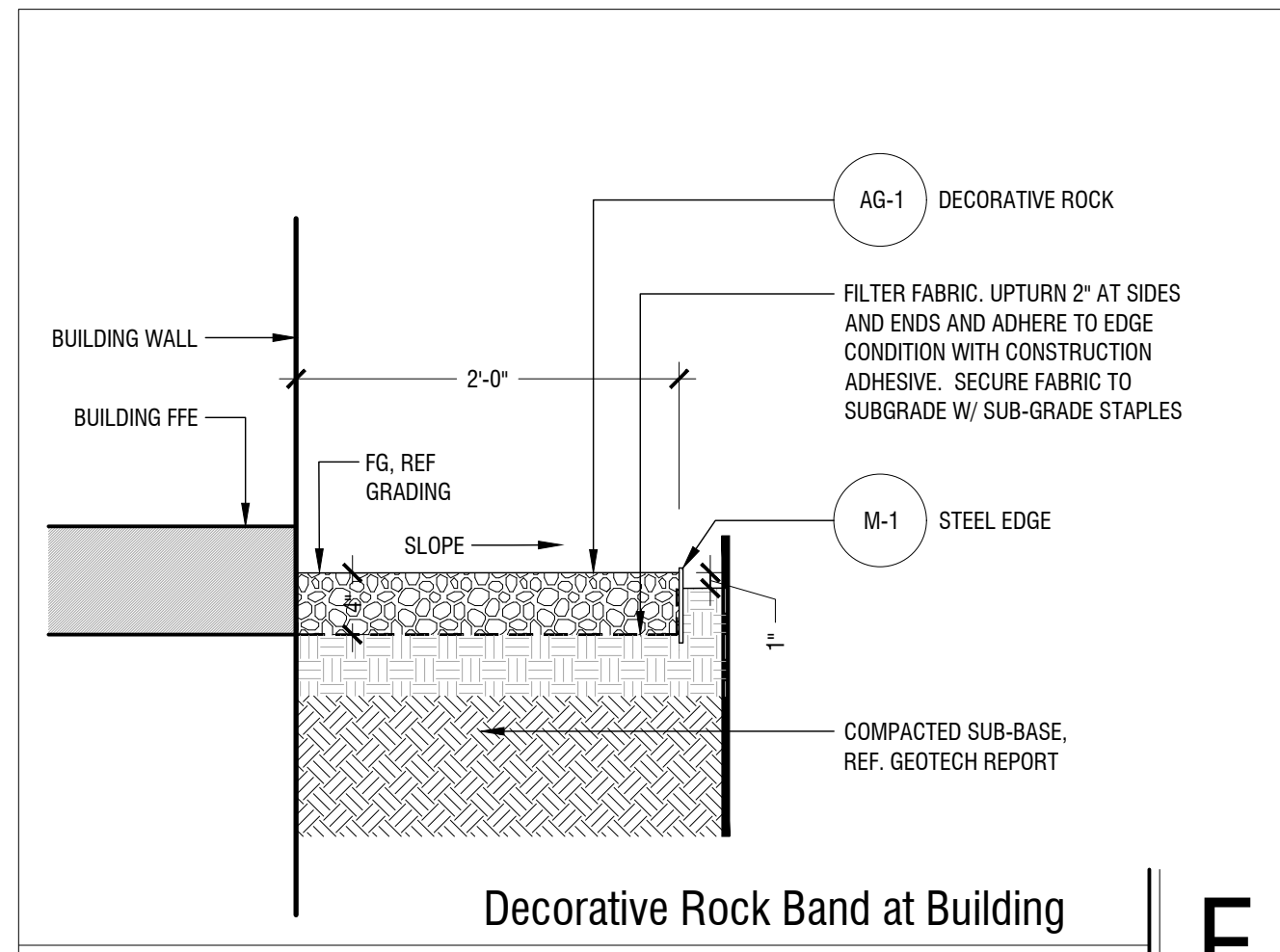


PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
<b>TREES</b>						
	Chinese Pistache / Pistacia chinensis	3" cal	10'-12" ht	As Shown	20	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS, 14' CLEAR AT FIRELANE
	Chinquapin Oak / Quercus muhlenbergii	3" cal	10'-12" ht	As Shown	15	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS, 14' CLEAR AT FIRELANE
	Lacebark Elm / Ulmus parvifolia	3" cal	10'-12" ht	As Shown	11	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
<b>GROUND COVERS</b>						
	Bermuda Grass / Cynodon dactylon	sod			5,165 sf	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS
	Mexican Feather Grass / Nassella tenuissima	1 gal	12" h x 12" w	18" o.c.	248	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Permanent Bermuda Seed / Seed	seed			83,715 sf	HANCOCK SEED SUPPLY, OR APPROVED EQUAL. SEED RATES 2LBS PER 1,000 SF OR 75 LBS PER ACRE, PER MANUFACTURER.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT, SPREAD, AND CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.



**811** Know what's below. Call before you dig.

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

NO.	REVISIONS	DATE

**Kimley-Horn**  
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**Kimley-Horn**  
Anna M. Harman  
P.L.A. No. 3146 Date 10/17/2025

KHA PROJECT	063227204
DATE	OCTOBER 2025
SCALE	AS SHOWN
DESIGNED BY	AMH
DRAWN BY	AMH
CHECKED BY	AMH

FOUNDRY HUTCHINS  
PREPARED FOR  
FOUNDRY COMMERCIAL

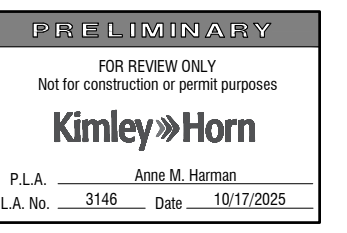
LANDSCAPE  
DETAILS

SHEET NUMBER  
L1.01

IMAGES: The Stone Solutions Chart; Steel Edge - planting; Decorative Gravel; Concrete Gravel; Ornamental Iron - metal work; XREFS; PLOTTED BY: HARMAN, ANNE 10/20/2025 10:43 AM; PLOT DATE: 10/20/2025 10:43 AM; L330 LANDSCAPE DETAILS.dwg

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared, and its use for any other purpose without the written authorization and approval of Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





KHA PROJECT	063227204
DATE	OCTOBER 2025
SCALE	AS SHOWN
DESIGNED BY	AMH
DRAWN BY	AMH
CHECKED BY	AMH
TEXAS	

FOUNDRY HUTCHINS  
PREPARED FOR  
FOUNDRY COMMERCIAL

LANDSCAPE  
SPECIFICATIONS

329510 - LANDSCAPE MAINTENANCE (CONT.)

3.3 IRRIGATION SYSTEM OPERATION AND MAINTENANCE

A. The scope of work for the operation and maintenance of the permanent irrigation system shall consist of the monitoring, adjustment, repair and proper operation of the existing irrigation system as required insuring adequate moisture to the plant material existing on the project. The existing condition of the system and any equipment will be corrected by the Contractor upon approval by the Owner. The Contractor shall insure that irrigation zones, rain sensors and freeze sensors are operating correctly, include seasonal draining and winterizing of irrigation system when required.

B. System repairs will include monitoring of the system on a year round bi-weekly basis and reporting of all damaged or trouble areas to the Owner. The Contractor personnel shall repair any damage that may have occurred during the mowing cycle and set automatic systems to correct time requirements. Any damage to the fact of the Landscape Maintenance Contractor shall be assessed and brought to the attention of the Owner with an estimate of the subsequent costs to make the repairs. In the event the irrigation system fails due to the Contractor's actions or neglect, the Contractor shall furnish plant irrigation by a method and quantity approved by the Owner.

END OF SECTION

329119 - TOP SOIL

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. This section specifies all soil material designated as Topsoil on the drawings or in the specifications.

1.2 SUBMITTALS

A. Samples

- Provide (3) 1-gallon samples for each soil type.
- Each sample to be a composite of five to seven (5-7) sub-samples taken the full depth of proposed source. On stockpiles, discard upper 6 inches of soil before sampling.
- Place samples in plastic bags, seal, and place in second paper bag, and label.

B. Test Reports

- Prior to starting work, submit 2 certified copies of soil test reports to the Landscape Architect for approval.
- Costs of all tests to be borne by the Contractor.

1.3 QUALITY ASSURANCE

A. All soil sampling and testing shall comply with procedures specified in:

- U.S.D.A. Ag. Handbook 60: Diagnosis and Improvement of Saline and Alkal Soils.

B. Testing Laboratories

- Certified facilities normally engaged in agronomic soil testing shall be utilized.

A. Required Topsoil Tests

- Chemical analysis indicating:
  - Fertility: pH, nitrate nitrogen, ammonia nitrogen, phosphate phosphorous, potassium, calcium, magnesium, zinc, iron, and manganese.
  - Subsidity: total salinity, boron, sodium, potassium, calcium, magnesium, chloride, and sulfate.
- Physical properties including:
  - Organic content.
  - Particle size distribution.

329510 - LANDSCAPE MAINTENANCE

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Landscape Maintenance Contractor shall furnish all labor, equipment, chemicals and fertilizer necessary to maintain newly planted landscaping having plants in a vigorous, healthy state through the end of the stated maintenance period. Maintenance shall consist of watering, weeding, fertilizing, disease and insect control, pruning, aeration, protective spraying and any other procedures consistent with good horticultural practice necessary to insure normal, vigorous and healthy growth of all landscape materials under this contract. Trash and debris will be removed from the project during each regular site visit. Maintenance shall begin following final acceptance of the landscape installation.

B. The Landscape Maintenance Contractor shall be responsible for the use of all his/her materials, labor and equipment. Injury to plant material caused by such maintenance, labor and equipment shall be corrected and repaired by the Landscape Maintenance Contractor at his/her expense. This includes both reseeding areas damaged by tractor tracks when mowing is conducted at an inappropriate time, as determined by the Owner or his/her agent, and replacement of any plants, landscape, or other amenities on the site when damaged by the Contractor's equipment, materials or agents(s).

1.2 INSURANCE

A. Contractor shall provide to the Owner, at his own expense, evidence of adequate Workers' Compensation, General Liability and Property Damage Liability, subject to approval of the Owner.

1.3 CLEAN UP

A. All debris, tools, surplus materials, equipment, etc., shall be removed after each regular visit from the maintenance crew. The site shall be left in a neat, acceptable condition such as to meet the approval of the Owner.

1.4 LICENSE REQUIREMENTS

A. Pesticide: The Contractor shall be a licensed pesticide applicator or employ a licensed certified pesticide applicator for the treatment of insects and diseases if required by the Texas Pesticide Use and Application Regulations of the Texas Department of Agriculture. The Owner may require documentation of such certification as necessary for his records.

B. Herbicide: The Contractor shall possess a permit or employ a person who possesses a permit to apply herbicide if required by the Texas Pesticide Use and Application Act of the Texas Department of Agriculture. The Owner may require documentation of such certification as necessary for his records.

C. Irrigation: The Contractor shall possess an irrigator's license issued by the State of Texas or employ such a licensed irrigator to perform the irrigation system maintenance. The irrigation system shall be maintained under the supervision of the licensed irrigator who shall be on site at all times during the work.

The Owner may require documentation of such licenses for his records. The Contractor shall verify and adhere to the requirements and codes of any controlling utility authorities.

PART 2 - PRODUCTS

2.1 COMMERCIAL FERTILIZER

A. Complete fertilizer, uniform with composition, dry and free flowing, delivered to site in original unopened containers, each bearing manufacturer's guaranteed statement of analysis.

- Turf at 15.5-10 analysis.
- Turf at 21-0-4 analysis.
- Trees at 32-7-7 analysis (Injecto-Feed).
- Trees at 0-4-4 analysis (Agri-Plex).

2.2 SOIL FERTILITY TEST

A. The Contractor will be required to sample the Owner with two (2) soil fertility reports including corrective recommendations. B. The exact location of each soil sample taken will be provided by the Landscape Architect or Owner.

C. Soil fertility testing will be conducted by a laboratory specializing in this type of testing and approved by the Landscape Architect or Owner.

2.3 MULCH

A. Partially decomposed dark brown, fine shredded hardwood bark mulch, reference plans for type.

2.4 WATER

A. Water will be supplied by the Owner.

2.5 PLANT REPLACEMENT

A. It will be the responsibility of the Landscape Maintenance Contractor to replace any and all plant material that is dead or damaged due to non-performance of the contracted scope of work, un-supervised personnel or un-supervised subcontractors.

2.6 PESTICIDES AND HERBICIDES

A. Pesticides and herbicides shall be of the type that is commercially available.

PART 3 - EXECUTION

3.1 TREE MAINTENANCE

A. The Scope of Work for plant maintenance includes all possible means required to preserve the plants and vegetative material existing within the site in a healthy and vigorous growing condition to insure their successful establishment. Plant maintenance shall include, as a minimum, the following items.

- Pruning: All trees within the limits of landscape maintenance, shall be pruned by the Contractor to the satisfaction of the Owner. Pruning shall be done in accordance with accepted pruning practices as set forth by the National Arborist Association in Pruning Standards for Shade Trees (current edition). Dead or damaged limbs on trees, including sucker-growth on trunks of trees, are to be removed. Suckers will be removed as needed throughout the year. All pruned materials shall be directed properly of the Contractor and shall be disposed of in a manner acceptable to the Owner. Unless directed differently in the contract documents, pruning shall be accomplished once during the term of this contract.
- Insect, Disease, and Animal Control: The Contractor shall inspect the plants and planted areas once each two (2) weeks as approved by the Owner. The Contractor shall be required to notify the Owner in writing of problems with insects, diseases, or animals as such problems arise. The Contractor also shall recommend corrective measures in writing.
- The Contractor shall treat the plants and/or the planted areas in accordance with accepted methods of horticultural practices and the Texas Department of Agriculture guidelines regarding the use of pesticides. The Contractor also shall follow the manufacturer's instructions for the use and application of any pesticides.
- Bed Maintenance: The Contractor shall maintain the plant basins and beds free of weeds and grass or other material detrimental to the growth of the plants or appearance of the site. Herbicides, when used by the Contractor, will under no circumstances be used on days where the wind could cause drift hazard to desirable plants. The Contractor shall also follow the manufacturer's instructions for the use and application of any herbicide. Two pre-emergent herbicide applications will be made per year along with manual weeding and post emergent herbicide applications as required. All shrub and groundcover beds shall be fertilized two (2) times per year at a rate of 2 lbs. Per 1,000 square feet. Hardwood mulch shall be maintained to a minimum depth of two (2) inches, in all bed areas.
- Re-staking and re-bracing of Plants: Any damaged or destroyed stakes, guys or braces shall be replaced by the Contractor. This shall include any adjustment to the staking or guying to prevent girdling of plants. Adjustment will be made to tighten wires and cables as required.
- Tree Mulching and Fertilization:
  - Maintain a 2" layer of shredded hardwood mulch over all tree root balls in turf areas. Add new mulch as required.
  - Deep root fertilize all trees with a combination of Injecto-Feed 32-7-7 and Agri-Plex 0-4-4 with 2 percent magnesium, 2 percent water soluble magnesium, 3 percent sulfur, .02 percent boron, 5 percent iron, 5 percent manganese and 5 percent zinc. Mix 20 pounds of Injecto-Feed and 1 gallon of Agri-Plex in 100 gallons of water. Apply this solution at the rate of 5 gallons per inch trunk diameter measured at breast height. Space injection points at 2.5 foot intervals starting 2 feet beyond the drip line. Apply 5 gallons of solution per injection site. Soil injections should be made 6 to 8 inches deep using an injector probe at 150 to 200 PSI. Keep fertilizer solution agitated during application. Where trees are closely spaced and have overlapping treatment areas, inject only once in those areas. Do not double inject these areas. For trees growing in wells surrounded by concrete, water or other hard surfaces, drench the top of the root ball with 10 to 15 gallons of fertilizer solution.

3.2 TURF AND GRASS MAINTENANCE

A. Sod:

- Mowing and Trimming: All lawns shall be mowed approximately every seven days April thru September, three (3) times per month in March and October and once monthly November thru February. All sidewalks and curbs shall be edged, and trimming around all trees and other objects within turf areas shall occur in concurrence with the maximum mowing cycles. The Contractor shall use power equipment as approved by the Owner. Nylon cord trimmers shall not be used inside plant basins or beds around plant material.
- Fertilization: All sod shall be fertilized in March, May, July and September for a total of four (4) applications. Approximately 1.5 to 2 lbs. nitrogen will be applied per 1,000 square feet per application. Various analyses and blends of fertilizers can be used based on soil tests results.
- Weed Control: All sod shall be treated with two (2) pre-emergent herbicide and four (4) post-emergent herbicide applications for a total of six (6) applications. Herbicide applications will only be required on established stands of grass.
- Insect, Disease and Animal Control: The Contractor shall inspect all lawn areas once each two (2) weeks or as approved by the Owner. The Contractor shall be required to notify the Owner in writing of problems with insects, diseases, or animals as such problems arise. The Contractor also shall recommend corrective measures in writing.

328400 - PLANTING IRRIGATION

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes piping, valves, sprinklers, specialties, controls, and wiring for automatic control irrigation system.

1.2 DEFINITIONS

- Lateral Piping: Downstream from control valves to sprinklers, specialties, and drain valves. Piping is under pressure during flow.
- Irrigation Main Piping: Downstream from point of connection to water distribution piping to, and including, control valves. Piping is under water-distribution-system pressure.

1.3 SUBMITTALS

A. Product Data: Include pressure ratings, rated capacities, and settings of selected models for the following:
 

- System valves.
- Specialty valves.
- Control-valve boxes.
- Sprinklers.
- Irrigation specialties.

B. Operation and maintenance data.

1.4 QUALITY ASSURANCE

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a listing agency acceptable to authorities having jurisdiction, and marked for intended use.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. As indicated on the drawings.

2.2 PIPES, TUBES, AND FITTINGS

- PVC Pipe: ASTM D 1785, PVC 1120 compound, Class 200.
- PVC Socket Fittings, Schedule 40: ASTM D 2466.

2.3 GENERAL-DUTY VALVES

- PVC Ball Valves: MSS SP-122, nonunion type, with full-port ball, socket or threaded detachable end connectors, and pressure rating not less than 150 psig.

2.4 SPECIALTY VALVES

- Plastic Automatic Control Valves: Matted-steel body, normally closed, diaphragm type with manual flow adjustment, and operated by 24-V ac solenoid.
- Manufacturer as indicated on the drawings.
- Drainage Backflow: Cleaned gravel or crushed stone, graded from 3/4 inch minimum to 1 inch maximum.

2.5 SPRINKLERS

A. Description: Plastic housing and corrosion-resistant interior parts designed for uniform coverage over entire spray area indicated on drawings.

- Manufacturer as indicated on the drawings.

2.6 AUTOMATIC-CONTROL SYSTEM

A. Manufacturer as indicated on the drawings.

PART 3 - EXECUTION

3.1 EARTHWORK

- Install piping and wiring in sleeves under sidewalks and paving per the drawings.
- Provide minimum cover over top of underground piping according to the following:
  - Irrigation Main Piping: Minimum depth of 18 inches.
  - Lateral Piping: 12 inches.
  - Sleeves: 18 inches.
- Place and compact initial backfill of satisfactory soil, free of particles larger than 1 inch in any dimension, to a height of 12 inches over the lateral and mainline pipes. Place and compact final backfill of satisfactory soil to final subgrade elevation.

3.2 PIPING APPLICATIONS

- Underground Irrigation Main Piping: As indicated on plans, socket fittings; and solvent-cemented joints per the drawings.
- Lateral Piping: Class 200 PVC pipe and socket fittings per the drawings and details.
- Sleeves: Schedule 40 PVC pipe and socket fittings; and solvent-cemented joints.

3.3 VALVE APPLICATIONS

- Control Valves: Per the drawings.

3.4 INSTALLATION

- Newly Graded Topsoil: Finish grade by removing stones larger than 1 inch in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them at Owner's property.
- Sod Spacing: Apply fertilizer in recommended rates from soil test, then fill into 4" existing soil to prepare turf areas.
- Finish Grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture. Grade to within plus or minus 1/2 inch of finish elevation. Roll and rake, remove ricks, and fill depressions to meet finish grade. Limit finish grading to areas that can be planted in the immediate future.
- Soil Preparation: Prepare lawn areas before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.
- Before planting, restore areas if eroded or otherwise disturbed after finish grading.

3.2 SOD INSTALLATION

- Sod: Roll sod over the areas identified on the plans with staggered joints. Use a manual roller drum following first watering. Use fine sand to fill joints and re-roll after the first week of watering. Any settling in areas of trenches, or other areas will not be accepted until a smooth, evenly draining slope is obtained.

3.3 SEED INSTALLATION

- Seeding in large open areas: Contractor shall seed at the rates per seed manufacturer.
- Hydro-Mulch Cap: Apply over seed installed per 2.3.
- Install in reinforced Channel Areas (Areas 3.1 or greater).
- Install the Enkamat, or approved equal, per manufacturer's recommendations.
- Apply Flederma, or approved equal, at the rates specified above with the remaining 50% of the seed mix.
- Temporary Irrigation
  - The contractor shall utilize temporary irrigation by any method approved by the Owner's Representative on the condition that planting establishment and acceptance is the sole responsibility of the Contractor.
  - The Irrigation Plan identifies areas that are to receive vegetation and temporary watering for establishment. Fire hydrants area located on the plan for water access.

3.4 LAWN MAINTENANCE

- Maintain and establish lawn by watering, fertilizing, weeding, mowing, trimming, replanting, and other operations. Roll, re-grade, and replant bare or eroded areas and re-mulch to produce a uniformly smooth lawn. Provide materials and installation the same as those used in the original installation.
- Mow sod for maintenance. Mow lawn one time as soon as top growth is tall enough to cut.
- Mow seeded areas once when average height reaches 12" inches, down to a height of 6" inches.

3.5 SATISFACTORY TURF

- Satisfactory Sod: Fully rolled, evenly colored sod without visible sod joints that has been mowed at least twice.
- Use specified materials to reestablish lawns that do not comply with requirements and continue maintenance until lawns are satisfactory.
- Satisfactory Seeded Areas: A healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. and bare spots not exceeding 6 by 6 inches, or city standard (> 70% uniform cover) that has been mowed at least twice. Use specified materials to reestablish lawns that do not comply with requirements and continue maintenance until lawns are satisfactory.

329200 - TURF AND GRASSES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes:

- Soil Preparation.
- Sod.
- Seed.
- Hydro-mulch.
- Temporary Irrigation.

1.2 DEFINITIONS

A. Finish Grade: Elevation of finished surface of planting soil.

B. Planting Soil: Native or imported topsoil, manufactured topsoil, or surface soil modified to become topsoil, mixed with soil amendments.

C. Subgrade: Surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill immediately beneath planting soil.

D. Subsoil: All soil beneath the topsoil layer of the soil profile, and typified by the lack of organic matter and soil organisms.

1.3 SUBMITTALS

A. Any deviation from this specification and drawings must be approved in writing by the Owner via submittal.

- Certification of seed source.
- Certification of sod source.
- Soil Test Results.

1.4 QUALITY ASSURANCE

A. Installer's Field Supervision: Require installer to maintain an experienced full-time supervisor on Project site when planting is in progress.

B. Topsoil Analysis: Contractor shall furnish soil analysis from (2) locations of stockpiled existing topsoil to be used on site. If imported topsoil is proposed, a soil analysis shall be provided from the source material as well. Test shall be performed by a qualified soil-testing laboratory, such as the Texas A&M Extension Service.

1. Test Type: Report suitability of topsoil for Turf Grass. State recommended quantities on nitrogen, phosphorus, and potash nutrients and soil amendments to be added to produce satisfactory topsoil.

1.5 MAINTENANCE SERVICE

A. Initial Lawn Maintenance Service: Provide full maintenance by skilled employees of landscape installer. Maintain as required in Part 3. Begin maintenance immediately after each area is planted and continue until acceptable lawn is established, but for not less than the following periods:

- Sodded Lawns: 30 days from date of Substantial Completion.
- Seeded Lawns: 40 days from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 SOD

A. Sod per the planting schedule.

2.2 SEED

A. Seed per the planting schedule.

2.3 HYDRO-MULCH CAP

A. Per Matrix by Profile, or approved equal. Application rate per manuf.

2.4 TOPSOIL

A. Topsoil: On site soil, stripped prior to mass grading, or imported meeting criteria herein.

- Clean surface soil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth. If disposed topsoil is insufficient in quantity or quality, the contractor shall import, at no additional expense, sufficient soils to bring the site planting to the required elevations.
- Minimum profile for all areas to receive seed.

2.5 COMPOST

A. Compost: well-composted, stable, and weed-free organic matter, ph range of 5.5 to 8; moisture content 35 to 55 percent by weight; 100 percent passing through 1/4-inch sieve; soluble salt content of 5 to 10 decigrams/liter; Living Earth Compost or approved equal.

PART 3 - EXECUTION

3.1 LAWN PREPARATION

- Newly Graded Topsoil: Finish grade by removing stones larger than 1 inch in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them at Owner's property.
- Sod Spacing: Apply fertilizer in recommended rates from soil test, then fill into 4" existing soil to prepare turf areas.
- Finish Grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture. Grade to within plus or minus 1/2 inch of finish elevation. Roll and rake, remove ricks, and fill depressions to meet finish grade. Limit finish grading to areas that can be planted in the immediate future.
- Soil Preparation: Prepare lawn areas before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.
- Before planting, restore areas if eroded or otherwise disturbed after finish grading.

3.2 SOD INSTALLATION

- Sod: Roll sod over the areas identified on the plans with staggered joints. Use a manual roller drum following first watering. Use fine sand to fill joints and re-roll after the first week of watering. Any settling in areas of trenches, or other areas will not be accepted until a smooth, evenly draining slope is obtained.

3.3 SEED INSTALLATION

- Seeding in large open areas: Contractor shall seed at the rates per seed manufacturer.
- Hydro-Mulch Cap: Apply over seed installed per 2.3.
- Install in reinforced Channel Areas (Areas 3.1 or greater).
- Install the Enkamat, or approved equal, per manufacturer's recommendations.
- Apply Flederma, or approved equal, at the rates specified above with the remaining 50% of the seed mix.
- Temporary Irrigation
  - The contractor shall utilize temporary irrigation by any method approved by the Owner's Representative on the condition that planting establishment and acceptance is the sole responsibility of the Contractor.
  - The Irrigation Plan identifies areas that are to receive vegetation and temporary watering for establishment. Fire hydrants area located on the plan for water access.

3.4 LAWN MAINTENANCE

- Maintain and establish lawn by watering, fertilizing, weeding, mowing, trimming, replanting, and other operations. Roll, re-grade, and replant bare or eroded areas and re-mulch to produce a uniformly smooth lawn. Provide materials and installation the same as those used in the original installation.
- Mow sod for maintenance. Mow lawn one time as soon as top growth is tall enough to cut.
- Mow seeded areas once when average height reaches 12" inches, down to a height of 6" inches.

3.5 SATISFACTORY TURF

- Satisfactory Sod: Fully rolled, evenly colored sod without visible sod joints that has been mowed at least twice.
- Use specified materials to reestablish lawns that do not comply with requirements and continue maintenance until lawns are satisfactory.
- Satisfactory Seeded Areas: A healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. and bare spots not exceeding 6 by 6 inches, or city standard (> 70% uniform cover) that has been mowed at least twice. Use specified materials to reestablish lawns that do not comply with requirements and continue maintenance until lawns are satisfactory.

329310 - PLANTS (CONT.)

PART 3 - EXECUTION

3.1 EXAMINATION AND PREPARATION

- Examine sub-grade and other related construction for defects that adversely affect Work.
- Do not proceed until unsatisfactory conditions have been corrected.
- Plant trees during normal seasons for such work in the project location and only when weather conditions are suitable.
- Irrigation Main Piping: Downstream from point of connection to water distribution piping to, and including, control valves. Piping is under water-distribution-system pressure.
- Plant trees after final grades are established and prior to planting of lawns.
- Additional soil amendments may be required per soil test results.

3.2 BED PREPARATION

- When grassy or broadleaf weeds are present, spray with Roundup, a non-selective systemic herbicide, for 100% control. When Nut Sedge is present, spray with Manage, a selective post emergent herbicide, for 100% control. Application of post emergent herbicides is to be performed by a licensed applicator.
- Layout and stake beds for the Landscape Architect's approval prior to installation of steel edging and planting.
- Excavate existing soil on beds as needed to allow for installation of the specified organic compost and mulch. Excavated materials will be removed from the site as required by the Landscape Architect and Owner.
- IMPORTANT: Provide 4 inches of composted organic material in shrub and groundcover beds. Ed to a depth of 8 inches.
- Add commercial fertilizer at 7 pounds per 1,000 square feet of bed area and apply prior to application of mulch.
- The fertilizer type and rate specified herein are surface unless countermanded by the soil fertility test corrective recommendations, in which case they will be applicable.
- Grade beds to allow for free flow of water applicable to the bed edges and away from buildings. Beds will be mounded 2 inches to 3 inches and tapered at the edges to meet existing grade.

3.4 PLANTING

A. Trees

- Plant trees in pits 3 times greater in diameter than root ball. Top 1/3 of backfill will be 20% compost mixed with 80% native soil. Bottom 2/3 of backfill will be 100% native soil. Carefully settle by watering to prevent air pockets.
- Add fertilizer tablets at the rate of four (4) per 1 inch caliper for trees. Follow label directions for placement of tablets.
- Carefully prune trees to remove dead and broken branches.
- Place root ball in the center of the hole. Do not handle tree by the trunk to place in hole. Scarify and roughen sides of hole where glazed by mechanical excavation.
- Make sure the root flare is 2 inches higher than the adjacent soil elevation. The top of the terminal roots at the outer edge of the root ball should be even with or slightly higher than the adjacent soil elevation. Set root ball on undisturbed soil.

3.5 SUMMER DIGGING & TRANSPLANTING

- To minimize transplant shock, plant decline, defoliation or loss to all balled and burlaped plants:
  - Apply Technical Concentrate and Plant Enhancer to plants 24 to 96 hours prior to digging or transplanting.
- Apply with both a foliar and root drench at identical dilutions of 1.0 fl. oz. (low stress conditions) to 3.0 fl. oz. (high stress conditions) per inch of trunk diameter for each 24 inches of plant height. Mix into 5 to 10 gallons of water for each 1 inch of trunk diameter and 24 inches of plant height.
- Re-apply in 15 to 30 days or sooner if extreme environmental stresses requires Re-apply at either a rate of 1 to 3 fl. oz. per inch of trunk diameter or 5 to 7 fl. oz. per 10 gallons of water.

PART 2 - PRODUCTS

2.1 MULCH

- Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Do not permit heavy equipment such as trucks to damage utilities. Hand excavate, as required to minimize possibility of damage to underground utilities. Maintain grade stakes until removal is directed.
- Coordinate with irrigation work to prevent damage to temporary risers of underground sprinkling system and obstruction of work located in landscape areas.

C. Protections:

- Do not move equipment over existing or newly placed structures without the Landscape Architect's approval.
- Provide board roading as required to protect paving and soft soil.
- Protect other improvements from damage, with protection boards, ramps and protective sheeting as required.
- Locate and stake irrigation heads, valve risers and equipment prior to beginning soil preparation work.
- During work and maintenance period, maintain topsoil and prepared soil in place at established grades. Replace topsoil, prepared soil and mulch due to erosion.

D. Delivery and Storage:

- Store materials in area covered with protective sheeting.
- If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heeling in with sandvut or other approved material.

1.6 SUBSTANTIAL COMPLETION & PROJECT CLOSEOUT

A. A Certificate of Substantial Completion will be issued when the Work performed under the Contract has been reviewed and found, to the Landscape Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents to the Owner or his/her agent to allow the Work for its intended use. The date of Substantial Completion of the Project or portion thereof is also the date of commencement of applicable warranties as specified.

B. A list of items to be completed or corrected will be attached to the Certificate of Substantial Completion. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

C. The Contractor will complete all Work on the list of items within a specific number of days as shown on the Certificate of Substantial Completion.

D. Upon completion and re-inspection of all corrected items listed, the Landscape Architect will recommend to the Owner that the work of this Section is ready for final acceptance.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, state, county and local regulations governing landscape materials and work.

B. Installer Qualifications: The bidding company will specialize in landscape installation with 5 years documented experience. The contractor will staff the project with a competent superintendent and the necessary assistants as approved by the Landscape Architect. The superintendent will not be changed except with the consent of the Landscape Architect and Owner. The superintendent must have a minimum 5 years' experience with similar projects.

C. Personnel: Employ only experience personnel who are familiar with the required work. Provide adequate supervision by a qualified foreman.

1.8 GUARANTEE

A. Guarantee plants and trees for one year after date of Final Acceptance. Replace dead materials and materials not in vigorous, thriving condition as soon as weather permits and on notification by the Landscape Architect. Replace plants, including trees, which have partially died thereby damaging shape, size or symmetry.

B. Replace plants and trees with same kind and sizes as originally planted, at no cost to the Owner. At direction of the Landscape Architect, trees may be replaced at start of next year's planting or digging season. In such cases, remove dead trees immediately. Protect irrigation system and other piping, conduit or other work during replacement. Repair damage immediately.

1.9 PROGRESS MEETINGS

A. Contractor shall attend all progress meetings as requested by the Landscape Architect/Owner during installation.

1.10 QUANTITY VERIFICATION

A. The bidding contractor is responsible for the inclusion of all materials, labor, and equipment as outlined in the plans and specification. The plant list is provided to the bidding contractor as a convenience and the quantities are approximate.

B. VERIFICATION OF ALL QUANTITIES IS THE SOLE RESPONSIBILITY OF THE BIDDING CONTRACTOR. Any discrepancies must be reported to the Landscape Architect prior to submittal of bid.

C. The Contractor is required to install the specified type and quantity of composted organic material purchased from the specified supplier. Soil Building Systems will e-mail the Landscape Architect, as orders are being placed, for verification that the specified material, quantity and supplier are being used.

PART 2 - PRODUCTS

2.1 PLANTS

- General: Plants shall be well-formed No. 1 grade or better nursery stock in accordance with requirements of reference standards, subject to the Landscape Architect's approval. Listed plant heights are from tops of plant balls to the nominal tops of plants.
- Caliper: Trees 4 inches and less are measured 6 inches above top of root ball.
- Trees connected to stakes at the nursery are not acceptable and will be rejected.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam: Fertil, dark sandy loam free of rubble, stones, lumps, plant roots and reasonably free of weeds. Loam containing nut grass or Ballgrass shall be rejected.

B. Commercial Fertilizer: Complete fertilizer, uniform in composition, dry and free flowing. Deliver to site in original unopened containers, each bearing manufacturer's guaranteed statement of analysis. Lecon 14-14-14 landscape and ornamental fertilizer with micronutrients.

C. Composted Organic Material: Soil Building Systems -or- The Organic Recycler: Ph Balanced Compost with a pH of 5.5 to 6.5 and shall be free of treated or used lumber, pine bark or mushroom compost waste. 97% of the material shall pass through a 5 inch screen and 100% shall pass through a 75 inch screen.

2.3 MISCELLANEOUS MATERIALS

A. Crushed Rock: Washer, 75 inch to 1.5 inches in diameter.

B. Tree Staking: Arborgay @ (866) 272-6771.

- Trees up to 4 inch caliper - Arborgay PRO40HD.
- Mulch: As noted per plans.

C. Filter Fabric: Miral 140N by Celanese Fibers Marketing Co. or equal.

D. Fertilizer Tablets: BioPlex Planting Tablets, 15 gram, 12-8-8. BioPlex @ 1-800-441-3573

E. 4 inch PVC pipe and cap CUA 55 200.

F. Technical Concentrate and Plant Enhancer: BioPlex @ 1-800-441-3573 Pre-Emergent Herbicide: Barracade or Pre-M.

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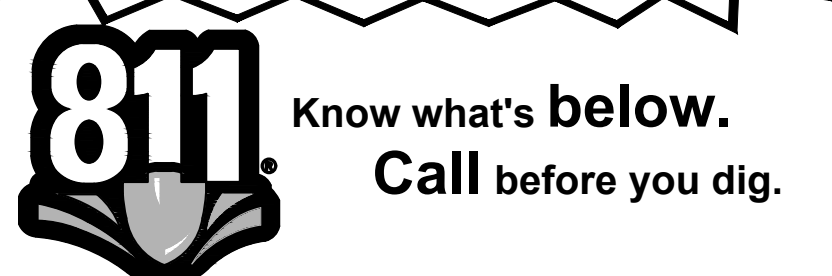
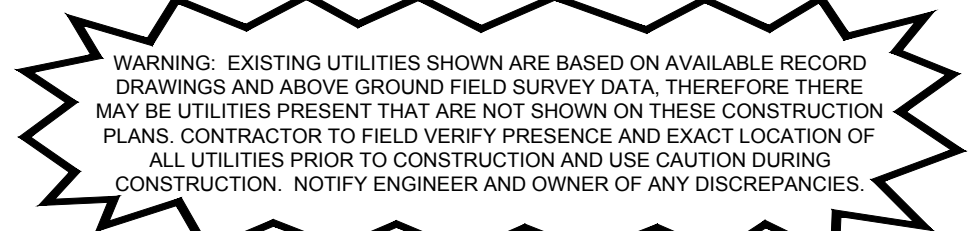
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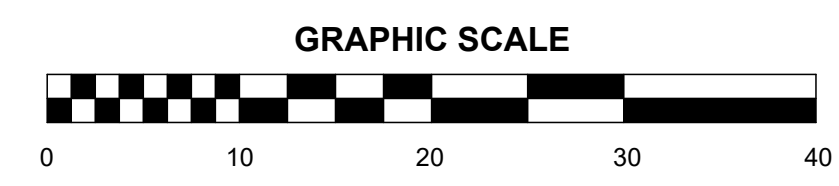
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THESE SPECIFICATIONS CHECKED BY: AT/ELA, A/AMO, PLANNING DESIGN/2 - STREET EDGE - PLANNING - DESIGN/ONE GREEN/1 - CONCEPT/ONE - 4.50 IN VERTICAL - ORNAMENTAL TREES - ONE HALF TRUNK  
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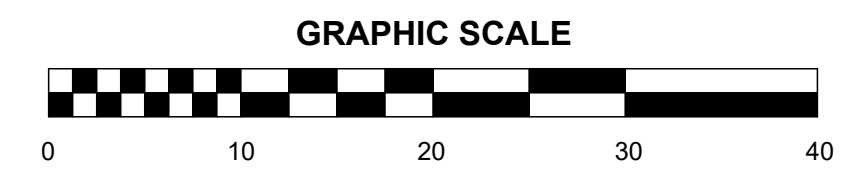






**10,000 SQ.FT. BUILDING**  
**WINTERGREEN INDUSTRIAL**  
HUTCHINS, TEXAS  
10/17/25





**15,000 SQ.FT. BUILDING**  
**WINTERGREEN INDUSTRIAL**  
 HUTCHINS, TEXAS  
 10/17/25





**Hutchins City Hall**  
400 N. JJ Lemmon Rd.  
Hutchins, TX 75141  
Cityofhutchinstx.gov

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

**MINUTES**  
**HUTCHINS PLANNING AND ZONING COMMISSION**  
**October 27, 2025**  
**Regular Meeting – 6:00 P.M.**

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on October 27, 2025, 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 6:01 p.m.  
Commissioner Spence gave the invocation.  
The pledge of allegiance was performed.

**Members Present:**

Chairman Joseph Matthews  
Commissioner Tod Davis  
Commissioner Don Pressler  
Commissioner James Spence (A)

**Members Absent:**

Commissioner Teronika Gaines  
Commissioner Ed Williams  
Commissioner Cornelius Caldwell

**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**

**1. Discuss and consider a request by Janet Sipes with Texas Permits (representing the property owner Manuel Valencia with KM Freight Services) for a preliminary plat of the Valencia Acres, Lot 1 Block 1, 5.571 tract of land located in the Light Industrial (LI) District, North of East Cleveland Road and West of Myron Goff Street commonly described as 412 N IH 45.**

Commissioner Davis made a motion to approve the preliminary plat for 412 N IH 45. Commissioner Pressler seconded the motion to approve. Motion carried 4-0

For: Joseph Matthews, Tod Davis, James Spence, Don Pressler.  
Against:

**2. Approval the September 22, 2025, Minutes.**

Commissioner Pressler made a motion to approve the September 22, 2025 minutes. Commissioner Spence seconded the motion to approve. Motion carried 4-0.

For: Joseph Matthews, Tod Davis, James Spence, Don Pressler  
Against:

**F. REGULAR AGENDA**

**G. ITEMS OF COMMUNITY INTEREST**

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

**H. ADJOURN**

Commissioner Williams made a motion to adjourn. Commissioner Davis seconded the motion Approved by a 4-0 roll call vote. The meeting was adjourned at 6:11 PM.

\_\_\_\_\_  
Recording Secretary

APPROVED:

\_\_\_\_\_  
Joseph Matthews  
Chairman

\_\_\_\_\_  
Tod Davis  
Vice Chairman