



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

**Thursday, November 21, 2024 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, November 21, 2024 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
Commission Member, Tod Davis
Commission Member, Don Pressler
Commissioner Member, Teronika Gaines

A. CALL TO ORDER

Roll Call

Invocation

Pledge of Allegiance

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

C. PRESENTATIONS

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

E. PUBLIC HEARING

1. Consider a text amendment to the City of Hutchins Zoning Ordinance, Exhibit 14B Zoning Text Amendments, Part III Port Industrial District, Section 3 Height Regulations (A.) Maximum Building Height. Changing the maximum height from 110' feet to 140' feet.

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. Discuss and consider the election of a new President, for a one-year term ending July 2025.
3. Discuss and consider the election of a new Vice President, for a one-year term ending in July 2025.
4. Discuss and consider the election of a new Secretary, for a one-year term ending July 2025.
5. Discuss and consider a request by Drew Lonigro (Hanna Surveying and Engineering) representing the property owner Amit Patel (SPAT Hutchins LLC) for a final plat of the Shobhana Patel Communities 1 Addition, Lot 1 Block 1, 4.825 tract of land located in the ETG, North of East Wintergreen Road and South of Dowdy Ferry Road commonly addressed as 1400 Trout Road
6. Approval of the October 24, 2024, Minutes

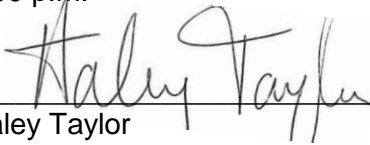
G. ITEMS OF COMMUNITY INTEREST

7. City Council Meeting - December 9, 2024 at 6:30PM
8. Planning and Zoning Meeting - December 19, 2024 at 6:00PM

H. ADJOURNMENT

CERTIFICATION

I certify that a copy of the November 21, 2024, agenda of items to be considered by the Planning & Zoning Commission Board was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website www.cityofhutchins.org, in accordance with Chapter 551 of the Texas Government Code. Posted on November 15, 2024 before 6:00 p.m.



Haley Taylor
Staff Liaison

ACCESSIBILITY STATEMENT

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



STAFF REPORT

MEETING DATE:

MEETING TYPE: Planning & Zoning

SUBMITTED BY: Tim Rawlings

AGENDA CAPTION: Consider a text amendment to the City of Hutchins Zoning Ordinance, Exhibit 14B Zoning Text Amendments, Part III Port Industrial District, Section3 Height Regulations (A.) Maximum Building Height by: Tim Rawlings

Background Information

Consider a request made by Robert Sangdahl (representing Lineage Logistics) for a text amendment to the City of Hutchins Zoning Ordinance, Exhibit 14B Zoning Text Amendments, Part III Port Industrial District, Section3 Height Regulations (A.) Maximum Building Height. Changing the maximum height from 110' feet to 140' feet.

Many new refrigerated warehouses use ASRS systems (Automated Storage and Retrieval Systems) to maximize storage capacity and expedite order fulfilment. These systems require taller buildings to be able to install. Our current ordinance is over 20 years old and therefore does not take into consideration the newest innovations in warehouse technology and operations.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommends approval.

Supporting Documentation and Attachments

**NOTICE OF PUBLIC HEARING
CITY OF HUTCHINS
PLANNING AND ZONING COMMISSION
NOVEMBER 21, 2024, MEETING**

The Planning and Zoning Commission of the City of Hutchins will hold a public hearing at 6 PM on Thursday, November 21, 2024, in the Council Chambers at 321 N Main. The meeting will be for consideration of the following items.

Consider a text amendment to the City of Hutchins Zoning Ordinance, Exhibit 14B Zoning Text Amendments, Part III Port Industrial District, Section 3 Height Regulations (A.) Maximum Building Height. Changing the maximum height from 110' feet to 140' feet.

If you have any questions please feel free to call City Hall at (972) 225-6121 and ask to speak to Building Official Tim Rawlings



VIA EMAIL: trawlings@cityofhutchins.org

November 4, 2024

Tim Rawlings
Building Official
City of Hutchins, TX
321 N Main Street
Hutchins, TX 75141

Re: Allowable Building Height – Port Industrial Zoning Subdistrict.

Dear Mr. Rawlings,

The intent of this letter is to request the City of Hutchins amend the maximum allowable building height for the Port Industrial Zoning Subdistrict. The existing Port Industrial Subdistrict is intended to provide for higher intensity industrial users. The proposed Cold Storage Plant is a permitted use by right but requires one hundred forty (140) feet maximum building height for the operation of the facility. The current maximum in the Port Industrial Subdistrict is one hundred ten (110) feet as measured from the average elevation of the finished grade along the front of the building.

After speaking with City Staff, we hereby request a text amendment by the City of Hutchins to increase the maximum building height allowed in the Port Industrial Subdistrict. We believe our use is within the best location for the City of Hutchins, and our request continues to maintain the spirit of the code.



We appreciate the coordination and assistance City Staff has provided to this point and are looking forward to a successful project in the City of Hutchins.

Sincerely,
LINEAGE LOGISTICS, LLC

By: _____
Name: Robert Sangdahl, VP Real Estate
Title: Authorized Signatory

cc: Michael Daniels, Lineage Logistics
David Brandes, Bay Grove Capital



STAFF REPORT

MEETING DATE:

MEETING TYPE: Planning & Zoning

SUBMITTED BY: Tim Rawlings

AGENDA CAPTION: CONSIDER APPROVAL OF A FINAL PLAT OF A 4.825 ACRE TRACT OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 499, AND BEING ALL OF THAT TRACT CONVEYED TO WENDELL THOMAS HENSON IN A DEED RECORDED IN INSTRUMENT NUMBER 202200097855, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND ALL OF THAT TRACT CONVEYED TO WENDELL THOMAS HENSON IN A DEED RECORDED IN INSTRUMENT NUMBER 202200097854, D.R.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED 1400 TROUT ROAD. By: Tim Rawlings

Background Information

CONSIDER A REQUEST OF A FINAL PLAT BY DREW LONIGRO OF HANNA SURVEYING AND ENGINEERING REPRESENTING PROPERTY OWNER AMIT JAYMINKUMAR PATEL FOR A 4.825 ACRE TRACT OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 499, AND BEING ALL OF THAT TRACT CONVEYED TO WENDELL THOMAS HENSON IN A DEED RECORDED IN INSTRUMENT NUMBER 202200097855, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND ALL OF THAT TRACT CONVEYED TO WENDELL THOMAS HENSON IN A DEED RECORDED IN INSTRUMENT NUMBER 202200097854, D.R.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED 1400 TROUT ROAD

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

APPROVAL

Supporting Documentation and Attachments

STATE OF TEXAS:

COUNTY OF DALLAS:

LEGAL DESCRIPTION

BEING A 4.825 ACRE TRACT OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 499, AND BEING ALL OF THAT TRACT CONVEYED TO WENDELL THOMAS HENSON IN A DEED RECORDED IN INSTRUMENT NUMBER 202200097855, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND ALL OF THAT TRACT CONVEYED TO WENDELL THOMAS HENSON IN A DEED RECORDED IN INSTRUMENT NUMBER 202200097854, D.R.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST EASTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING AN INTERIOR CORNER OF A CALLED 51.76 ACRE TRACT OF LAND, AS CONVEYED TO TRIBECA TRUCK REPAIR & PARKING IN A DEED RECORDED IN INSTRUMENT NUMBER 202100294657, D.R.D.C.T., SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID TRIBECA TRUCK TRACT, SOUTH 59 DEGREES 28 MINUTES 09 SECONDS WEST, A DISTANCE OF 317.69 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING ON NORTHEASTERLY RIGHT-OF-WAY LINE OF TROUT ROAD;

THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID TRIBECA TRUCK TRACT, AND FOLLOWING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TROUT ROAD, NORTH 30 DEGREES 51 MINUTES 46 SECONDS WEST, A DISTANCE OF 696.59 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF A TRACT OF LAND, AS CONVEYED TO PAULA LEWIS, RECORDED IN INSTRUMENT NUMBER 201100279670, D.R.D.C.T.;

THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TROUT ROAD, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LEWIS TRACT, NORTH 59 DEGREES 04 MINUTES 05 SECONDS EAST, A DISTANCE OF 281.99 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF SAID LEWIS TRACT, SAID POINT ALSO BEING ON THE SOUTHWESTERLY LINE OF SAID TRIBECA TRUCK TRACT;

THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LEWIS TRACT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID TRIBECA TRUCK TRACT, THE FOLLOWING COURSES:

SOUTH 30 DEGREES 25 MINUTES 17 SECONDS EAST, A DISTANCE OF 311.50 FEET, TO A 1/2-INCH IRON ROD FOUND:

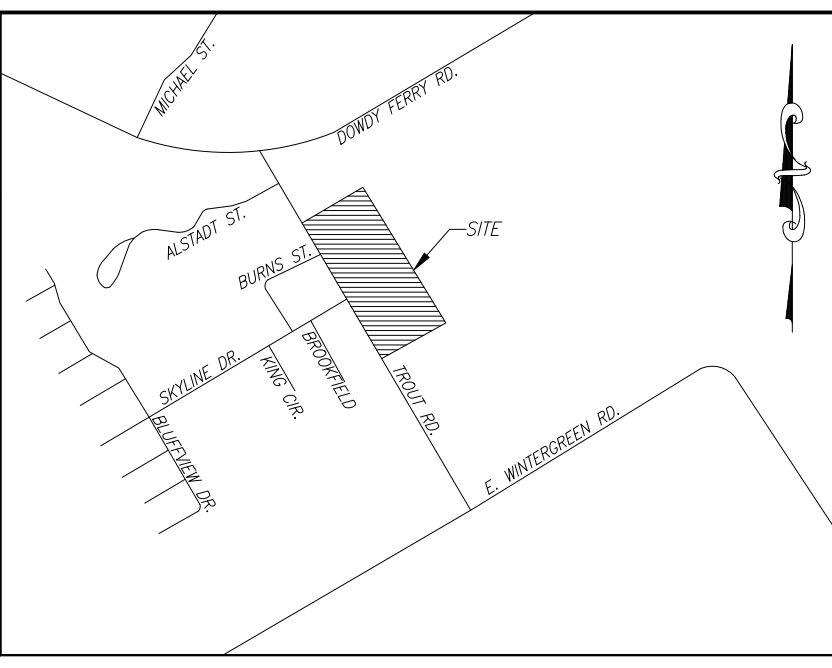
NORTH 59 DEGREES 32 MINUTES 14 SECONDS EAST, A DISTANCE OF 38.19 FEET, TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP:

SOUTH 30 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 387.02 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 210,170.17 SQUARE FEET, OR 4.825 ACRES, MORE OR LESS.

*** LEGEND ***

SUBJECT PROPERTY LINE	---
ADJOINER PROPERTY LINE	---
EASEMENT	---
ROAD CENTERLINE	---

CIRF CAPPED IRON ROD FOUND
 CIRS CAPPED IRON ROD SET
 IRF IRON ROD FOUND
 IFF IRON PIPE FOUND
 (C.M.) CONTROLLING MONUMENT
 D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
 INST. NO. INSTRUMENT NUMBER
 VOL. VOLUME
 P.C. PAGE
 P.O.B. POINT OF BEGINNING
 R.O.W. RIGHT-OF-WAY
 CONC. CONCRETE
 ELEC. ELECTRIC
 ESMT. EASEMENT
 MON. MONUMENT
 U.E. UTILITY EASEMENT



STATE OF TEXAS:
 COUNTY OF DALLAS:
LEGAL DESCRIPTION
 BEING A 4.825 ACRE TRACT OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 499, AND BEING ALL OF THAT TRACT CONVEYED TO WENDELL THOMAS HENSON IN A DEED RECORDED IN INSTRUMENT NUMBER 20220097855, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND ALL OF THAT TRACT CONVEYED TO WENDELL THOMAS HENSON IN A DEED RECORDED IN INSTRUMENT NUMBER 20220097854, D.R.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST EASTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING AN INTERIOR CORNER OF A CALLED 51.76 ACRE TRACT OF LAND, AS CONVEYED TO TRIBECA TRUCK REPAIR & PARKING IN A DEED RECORDED IN INSTRUMENT NUMBER 202100294657, D.R.D.C.T., SAID POINT ALSO BEING THE POINT OF BEGINNING;
 THENCE FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID TRIBECA TRUCK TRACT, SOUTH 59 DEGREES 28 MINUTES 09 SECONDS WEST, A DISTANCE OF 317.69 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING ON NORTHEASTERLY RIGHT-OF-WAY LINE OF TROUT ROAD;
 THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID TRIBECA TRUCK TRACT, AND FOLLOWING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TROUT ROAD, NORTH 30 DEGREES 51 MINUTES 46 SECONDS WEST, A DISTANCE OF 696.59 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF A TRACT OF LAND, AS CONVEYED TO PAULA LEWIS, RECORDED IN INSTRUMENT NUMBER 201100279670, D.R.D.C.T.;
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 THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LEWIS TRACT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID TRIBECA TRUCK TRACT, THE FOLLOWING COURSES:
 SOUTH 30 DEGREES 25 MINUTES 17 SECONDS EAST, A DISTANCE OF 311.50 FEET, TO A 1/2-INCH IRON ROD FOUND;
 NORTH 59 DEGREES 32 MINUTES 14 SECONDS EAST, A DISTANCE OF 38.19 FEET, TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP;
 SOUTH 30 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 387.02 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 210,170.17 SQUARE FEET, OR 4.825 ACRES, MORE OR LESS.

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

NAME: AMIT J. PATEL
 DATE: _____

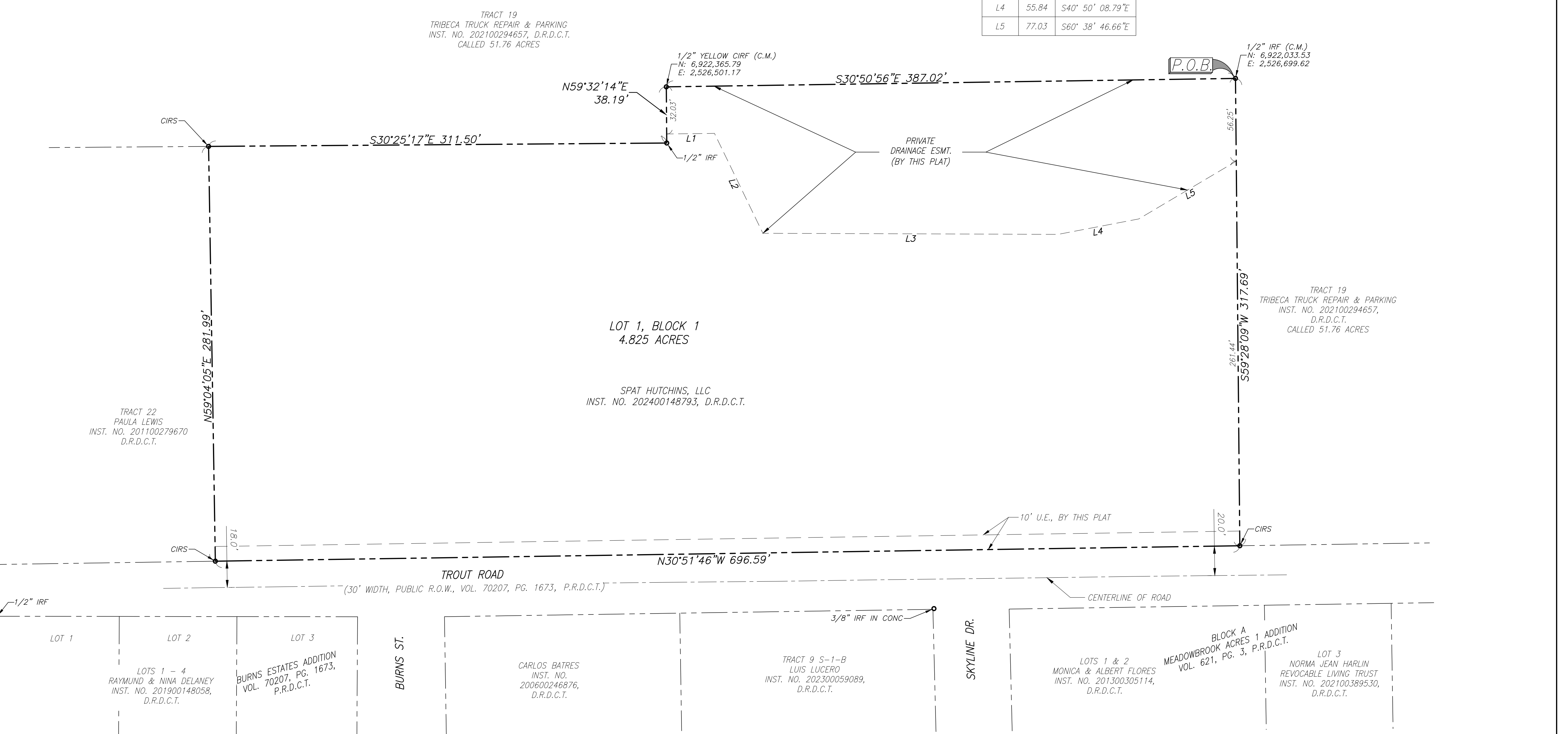
STATE OF TEXAS:
 COUNTY OF _____:
 BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERETO EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

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

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

FIELD SURVEY BY: AV DATE: 10/22/2024 PROJECT NO. 24-1234
 DRAWN BY: DL SCALE: 1" = 40' SAM@HANNA-SE.COM

HANNA SURVEYING & ENGINEERING LLC.
 HANNA SURVEYING AND ENGINEERING, LLC
 SAM HANNA
 1380 US 287 FRONTAGE RD., STE. 101
 MANSFIELD, TX 76063
 682-553-9474
 FIRM NO. 10194633



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.

NOTICE: THE PRIVATE DRAINAGE EASEMENT IS TO BE MAINTAINED BY THE PROPERTY OWNER.

KNOW ALL MEN BY THESE PRESENTS, THAT I, SAMUEL C. HANNA DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF HUTCHINS, TEXAS.

SAMUEL C. HANNA, RPLS, PE DATE _____

STATE OF TEXAS:
 COUNTY OF _____:
 BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERETO EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

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

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF HUTCHINS, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE SHOBHANA PATEL COMMUNITIES 1 ADDITION TO THE CITY OF HUTCHINS WAS SUBMITTED TO THE APPROPRIATE PLANNING & ZONING COMMISSION OR CITY COUNCIL AS REQUIRED BY THE ORDINANCES OF THE CITY OF HUTCHINS ON THE _____ DAY OF _____, 20____, AND SUCH BODY BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES AND WATER AND SEWER LINES, AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, AND SAID BODY FURTHER AUTHORIZED THE ACCEPTANCE THEREOF BY SIGNING AS HEREINABOVE SUBSCRIBED IN THE CAPACITY STATED.

WITNESS MY HAND THIS _____ DAY OF _____, 20____.

CYNTHIA OLGUIN, CITY SECRETARY
 CITY OF HUTCHINS, TEXAS

ALL VARIANCES (IF ANY) FROM THE GENERAL DEVELOPMENT ORDINANCE APPROVED BY CITY COUNCIL.

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

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

PAGE 1 OF 1

Development Application



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

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

File # 14-12

PROPERTY INFORMATION

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

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

OWNER INFORMATION

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

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

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

(Check those that apply)

(See Fee Schedule For All Amounts)

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

REQUIRED SUBMITTAL DOCUMENTS

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

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

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

APPLICANT AUTHORIZATION:

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

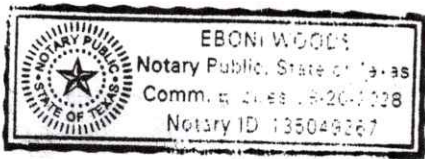
Per City Policy, platting applications are only accepted on the final Monday of each month, in order to ensure compliance with state regulations. If that day falls on a holiday, then it will be accepted the next business day. For more info visit www.cityofhutchins.org and select the Planning and Zoning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

Owner's Signature: [Signature] Date: 10/28/24

STATE OF TEXAS
COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Heeran Jayminkumar 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."

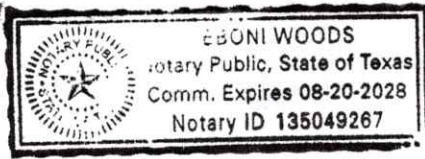
Subscribed and sworn to before me this 28th day of October, 2024.



[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: [Signature] Date: 10/28/24





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

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

MINUTES
HUTCHINS PLANNING AND ZONING COMMISSION
October 24, 2024
REGULAR MEETING – 6:00 P.M.

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on October 24, 2024, at 6:00 p.m. at the Hutchins Public Safety Building – Training Room Hutchins, Texas 75141.

A. CALL TO ORDER.

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

Members Present:

Chairman Joseph Matthews
Vice Chair, Marie Harris
Commissioner Tod Davis
Commissioner Teronika Davis

Members Absent:

Commissioner Don Pressler

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

Commissioner Davis motioned to approve the preliminary plat. Commissioner Harris seconded the motion to approve. Motion carried 4-0.

- 2. **Approval of the September 26, 2024, minutes.**

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

G. ITEMS OF COMMUNITY INTEREST

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

H. ADJOURN

Commissioner Harris 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.

APPROVED:

 Joseph Matthews
 Chairman

 Marie Harris
 Vice Chairman

 Recording Secretary

