



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

**Monday, June 23, 2025 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 Monday, June 23, 2025 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, Tod Davis
Secretary, Don Pressler
Commission Member, Teronika Gaines
Commission Member, Ed Williams
Commission Member, James Spence (A)
Commission Member, Cornelius Caldwell (A)

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.** Discuss and consider a request by Lineage Logistics to consider approval of exceptions to the typical façade elevation in the Logistics Port B (LPB) District for the properties as described, Tract 3, 42.41 acres in the John R Fondren Abstract 461 PG, Tract 2, 23.17 acres in the William Gatlin Abstract 499 PG, Tract 4, 33.51 acres in the John R Fondren Abstract 461 PG, Tract 5,

2.75 acres in the John Fondren Abstract commonly described as 3706 & 3840 Lancaster Hutchins Road, 1300 & 1600 West Wintergreen Road.

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

2. Discuss and consider a request by Jim Dewey, Jr with JDJR Engineers & Consultants, INC. representing the property owner Anil Patel with Hutchins Hotel LLC for a preliminary plat of the Goff Street Addition, Lot 1D, Block M being a 1.553 acre tract situated in the Thomas Freeman Survey Abstract NO. 453, approximately located North of Dowdy Ferry Road and East of IH 45, commonly described as 100 Myron Goff Street.
3. Discuss and consider a request by Jim Dewey, Jr with JDJR Engineers & Consultants, INC. representing the property owner Anil Patel with Hutchins Hotel LLC for a final plat of the Goff Street Addition, Lot 1D, Block M being a 1.553 acre tract situated in the Thomas Freeman Survey Abstract NO. 453, approximately located North of Dowdy Ferry Road and East of IH 45, commonly described as 100 Myron Goff Street.
4. Approval of the May 27, 2025, minutes

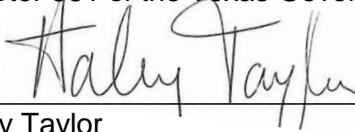
G. ITEMS OF COMMUNITY INTEREST

5. Planning and Zoning Commission Meeting - July 28, 2025 at 6:00PM
6. City Council Meeting - July 7, 2025 at 6:30PM

H. ADJOURNMENT

CERTIFICATION

I certify that a copy of the June 23, 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, in accordance with Chapter 551 of the Texas Government Code. Posted on June 20, 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



STAFF REPORT

MEETING DATE: June 23, 2025

MEETING TYPE: Planning & Zoning

SUBMITTED BY: Blake Moore

AGENDA CAPTION: Discuss and consider an exception to the (Port Industrial District Ordinance Façade Guidelines) requested by Robert Sangdahl of Lineage Logistics to allow an exception for building elevations to the facade for their proposed building located at a tract of land situated in the John R. Fondren Survey, Abstract No. 461 and the William Gatlin Survey, Abstract No. 499, City of Hutchins, Dallas County, Texas, and being a portion of a called 95.66 acre tract of land designated as "Parcel #20-3". A called 42.73 acres tract of land designated as "Parcel 8", and a called 43.06 acre tract of land designated as "Parcel 31", all in the Special Warranty Deed to WHL 45 LLC, recorded in Instrument No. 201100339298, Official Public Records, Dallas County, Texas.

Presented by: Blake Moore

Background Information

Robert Sangdahl of Lineage Logistics has submitted a development application for (Building Elevations) to allow a different elevation for the facade of their proposed building development. Their property is in the Port Industrial District which grants the Planning and Zoning Commission to allow exceptions to this requirement upon review and approval of a typical facade elevation. This is being requested because the design of their exterior is insulated wall panels for their refrigerated storage and the required exterior elevation articulations is not possible without damaging the insulated panels.

Building Materials.

One hundred percent (100%) of the surface of each exterior wall (excluding doors and windows) facing a public street, residential use or public open space shall consist of materials including but not limited to stone, brick, glass block, tile, cast metal, cast or cultured stone, concrete (tilt-up walls), or a combination of these materials. The use of other cementitious products (e.g. stucco, Hardy Plank, or other similar materials) approved by the Building Official shall be limited to fifty percent (50%) of the buildings' exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first eight feet (8') above grade on a facade visible from a public right-of-way or a public area.

Exceptions to this requirement may be allowed on a case by case basis by the Planning and Zoning Commission or City Council upon submission and approval of elevation drawings of the subject structure, and material samples.

- a. Facade Guidelines

b.
Horizontal Articulation.

Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the wall's height without having an off-set of ten percent (10%) of the wall's height (maximum of five (5) feet); the new plane shall extend for a distance equal to a minimum of twenty percent (20%) of the maximum length of the first plane. **The Planning and Zoning Commission may allow exceptions to this requirement upon review and approval of a typical facade elevation.**

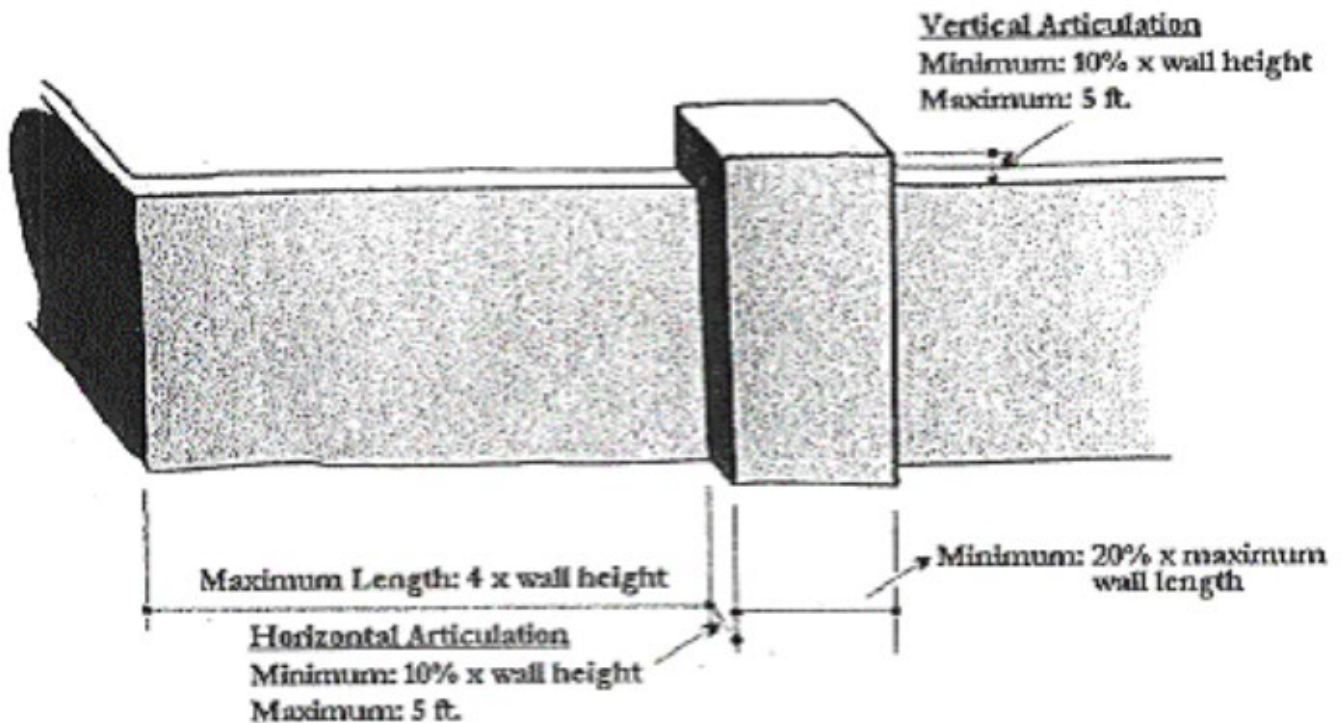
Walls not facing a public right-of-way or a residentially zoned property and loading dock doors are exempt from the horizontal articulation requirement.

C.
Vertical Articulation.

Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the height of the wall without changing height by a minimum of ten percent (10%) of the wall's height (maximum of five (5) feet). **The Planning and Zoning Commission may allow exceptions to this requirement upon review and approval of a typical facade elevation.**

Walls not facing a public right-of-way or residentially zoned properties are exempt from the vertical articulation requirement.

Figure 3. Horizontal and Vertical Articulation



Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommends Approval

Supporting Documentation and Attachments

EXHIBIT A

PRINT LEGALLY DESCRIBING AND DEPICTING THE LAND

**EXHIBIT A
GRANTEE PROPERTY**

JOHN R. FONDREN SURVEY, ABSTRACT NO. 461
WILLIAM GATLIN SURVEY, ABSTRACT NO. 499
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS



PROPERTY DESCRIPTION

BEING a tract of land situated in the John R. Fondren Survey, Abstract No. 461 and the William Gatlin Survey, Abstract No. 499, City of Hutchins, Dallas County, Texas, and being a portion of a called 95.66 acre tract of land designated as "Parcel #20-3", a called 42.73 acres tract of land designated as "Parcel 8", and a called 43.06 acre tract of land designated as "Parcel 31"; all in the Special Warranty Deed to WHL Dallas 45 LLC, recorded in Instrument No. 201100339298, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the north corner of a Lot 1, Block A, Biagi Wintergreen Addition, an addition to the City of Hutchins, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201700221766, Official Public Records, Dallas County, Texas, being in the northeast line of said Parcel 8, and being the east corner of a 125-foot Rail Easement described in the Easement Deed to Union Pacific Railroad Company, recorded in Instrument No. 201600357675, as amended in Inst. No. 202500078195, Official Public Records, Dallas County, Texas;

THENCE with the common line of said Parcel 8 and said 125-foot Rail Easement, North 30°24'18" West, a distance of 75.80 feet to an angle point in said northeast line of Parcel 8 and being the south corner of Southeast Water Treatment Plant, an addition to the City of Hutchins, according to the plat thereof recorded in Volume 93023, Page 3743, Official Public Records, Dallas County, Texas;

THENCE with the common line of said Parcel 8, said 125-foot Rail Easement and said Southeast Water Treatment Plant, North 30°19'45" West, a distance of 49.20 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the **POINT OF BEGINNING**;

THENCE over and across said Parcel 8, 31, and 20-3, the following courses and distances:

South 59°20'03" West, with the northwest line of said 125-foot Rail Easement, a distance of 1956.34 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 859.49 feet, a central angle of 17°11'52", and a chord bearing and distance of South 50°44'07" West, 257.01 feet;

In a southwesterly direction, continuing with the northwest line of said 125-foot Rail Easement, with said tangent curve to the left, an arc distance of 257.98 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 30°39'57" West, a distance of 998.41 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 72°24'57" West, a distance of 72.37 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set in the east right-of-way line of Lancaster-Hutchins Road (a called 100-foot right-of-way);

NOTES:

A sketch was prepared on even date to accompany this description.

Bearings are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

An ALT/NSPS Land Title Survey of the original area was prepared on 12/05/2024.

	05/20/2025	Revised Boundary Geometry and Updated Rail Easement
NO.	DATE	REVISION DESCRIPTION
Kimley»Horn		
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102		FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com
Scale	Drawn by	Checked by
N/A	AEL	DJD
Date	Project No.	Sheet No.
Feb. 2025	061311004	1 OF 3

**EXHIBIT A
GRANTEE PROPERTY**

JOHN R. FONDREN SURVEY, ABSTRACT NO. 461
WILLIAM GATLIN SURVEY, ABSTRACT NO. 499
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

THENCE with the east right-of-way line of said Lancaster-Hutchins Road, North 15°54'39" East, a distance of 858.23 feet to a 1/2-inch iron rod found for the north corner of said Parcel 31 and the southwest corner of a called 43.05 acre tract of land designated as "Parcel 30" in the Special Warranty Deed to DLH Logistics LLC, recorded in Instrument No. 201700256958, Official Public Records, Dallas County, Texas;

THENCE with the common line of said Parcel's 31 and 30, South 89°57'00" East, a distance of 1,099.41 feet to a 1/2-inch iron rod found for the northeast corner of said Parcel 31, the most southerly southeast corner of said Parcel 30, and being in the southwest line of said Parcel 8;

THENCE with the common line of said Parcels 8 and 30, the following courses and distances:

North 30°59'31" West, a distance of 286.95 feet to a 3/4-inch iron rod found for the west corner of said Parcel 8, and an interior ell corner of said Parcel 30;

North 59°43'20" East, a distance of 699.59 feet to a 5/8-inch iron rod with red plastic cap (stamping illegible) found for the north corner of said Parcel 8, and being in the southwest line of said Southeast Water Treatment Plant addition;

THENCE with the said common line of Parcel 8 and Southeast Water Treatment Plant addition, South 30°19'45" East, a distance of 1324.57 feet to the POINT OF BEGINNING and containing a computed area of 2,943,328 square feet or 65.570 acres of land.

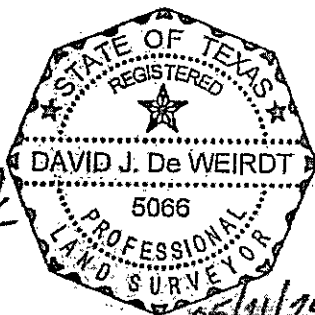
NOTES:

A sketch was prepared on even date to accompany this description.

Bearings are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

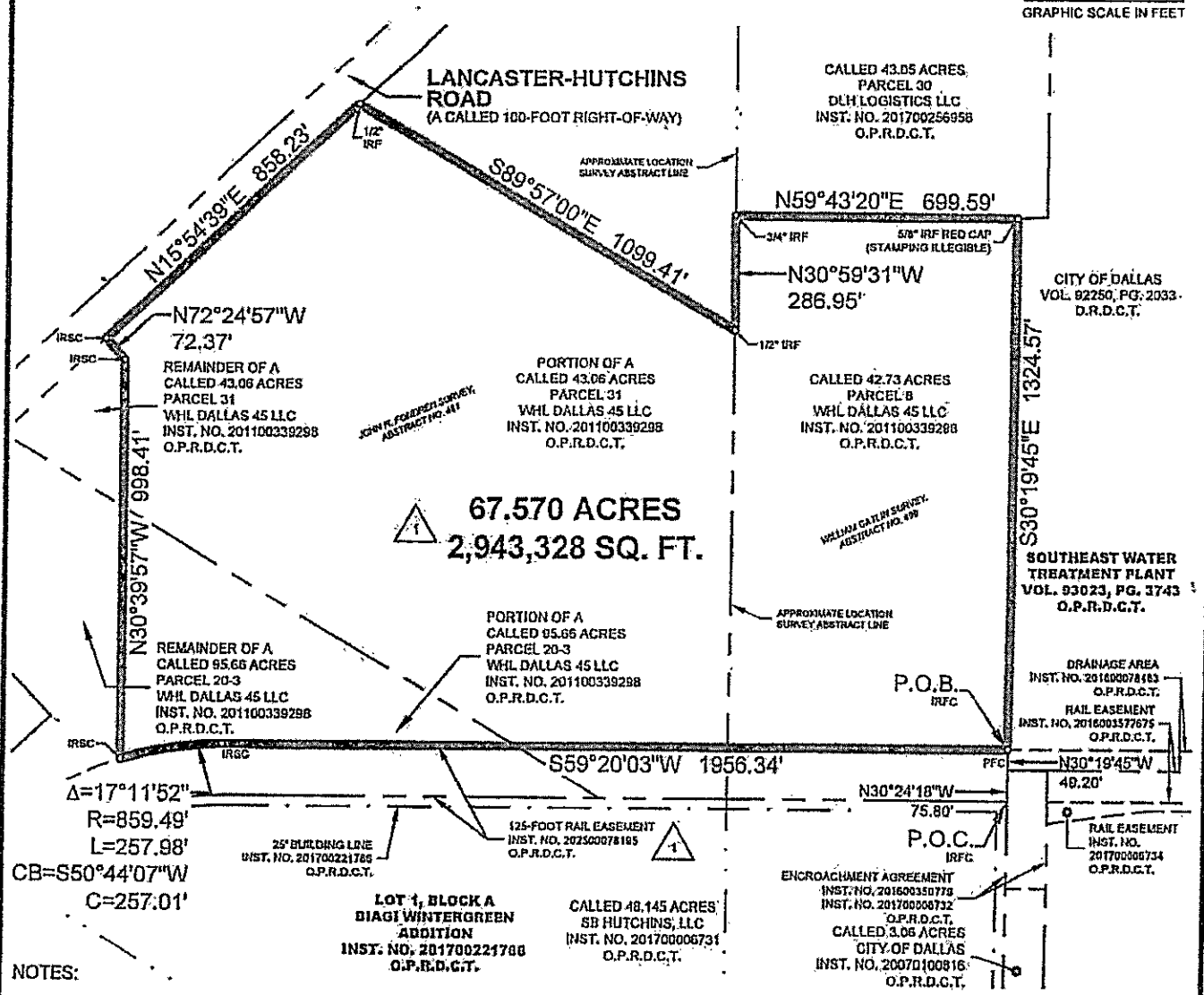
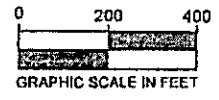
David J. De Weirdt

DAVID J. De WEIRDT
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5066



	05/20/2025	Revised Boundary Geometry and Updated Rail Easement
NO.	DATE	REVISION DESCRIPTION
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040		Tel. No. (817) 335-6511 www.kimley-horn.com
Scale	Drawn by	Checked by
N/A	AEL	DJD
Date	Project No.	Sheet No.
Feb. 2025	061311004	2 OF 3

**EXHIBIT A
GRANTEE PROPERTY**
JOHN R. FONDREN SURVEY, ABSTRACT NO. 461
WILLIAM GATLIN SURVEY, ABSTRACT NO. 499
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS



NOTES:
A description was prepared on even date to accompany this sketch.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.

- LEGEND**
- P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - P.F.C. = POINT FOR CORNER
 - IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
 - D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

	05/20/2025	Revised Boundary Geometry and Updated Rail Easement
NO.	DATE	REVISION DESCRIPTION
Kimley»Horn		
801 Cheny Street, Unit 11, # 1300 Ft. Worth, Texas 76102		FIRM # 10184040 Tel. No. (817) 335-6511 www.kimley-horn.com
Scale 1" = 400'	Drawn by AEL	Checked by DJD
Date Feb. 2025	Project No. 081311004	Sheet No. 3 OF 3



Aerial View

Project Beckett - Texas Building Rendering



Street View

Project Beckett - Texas
Building Rendering



Office View

Project Beckett - Texas
Building Rendering



Aerial View

Project Beckett - Texas Building Rendering



Street View

Project Beckett - Texas Building Rendering



Office View

Project Beckett - Texas Building Rendering



STAFF REPORT

MEETING DATE: June 23, 2025

MEETING TYPE: Planning & Zoning

SUBMITTED BY: Blake Moore

AGENDA CAPTION: Discuss and consider a Preliminary Plat by Anil Patel of Hutchins Hotel, LLC who are the owners of a 1.553 acre tract of land situated in the Thomas Freeman Survey, Abstract Number 453, City of Hutchins, Dallas County, Texas, and same being all of a tract of land described to said Hutchins Hotel, LLC, by the Deed recorded in Document Number 202500105737, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

Presented by: Blake Moore

Background Information

Anil Patel of Hutchins Hotel, LLC has submitted a preliminary plat of a 1.553 acre tract of land in the Retail Zoning District and currently has a SUP for the allowance of a hotel in this zoning district. The reason for the preliminary plat is for the construction of a 4 story hotel with 75 rooms.

Staff has reviewed the Preliminary plat and all corrections requested have been made. This project complies with the future land use map and comprehensive plan.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommends Approval

Supporting Documentation and Attachments

WHEREAS Hutchins Hotel, LLC are the owners of a 1.553 acre tract of land situated in the Thomas Freeman Survey, Abstract Number 453, City of Hutchins, Dallas County, Texas, and same being all of a tract of land described to said Hutchins Hotel, LLC, by the Deed recorded in Document Number 202500105737, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a "MAG" nail found with a shiner stamped "JPH" for the most southerly corner of R Lot 1C, Block M, of Ebla Subdivision, an Addition to the City of Hutchins, Dallas County, Texas, according to the Plat thereof recorded in Document Number 2005035926302, Map Records of Dallas County, Texas (M.R.D.C.T.), and same being a point on the easterly right-of-way line of Interstate Highway No. 45 (variable width public right-of-way), also being a point on the northerly right-of-way line of Dowdy Ferry Road (100 foot public right-of-way);

THENCE departing the northerly right-of-way line of said Dowdy Ferry Road, along the easterly right-of-way line of said Interstate Highway No. 45, and along the westerly boundary line of said R Lot 1C, the following courses and distances:

North 57 degrees 05 minutes 32 seconds West for a distance of 122.18 feet to a 1/2 inch rebar found with a broken cap for corner;

North 28 degrees 44 minutes 15 seconds West for a distance of 166.79 feet to a 1/2 inch rebar found for the most northwesterly corner of said R Lot 1C, and same being a southwesterly corner of a tract of land described to F. Dean Armstrong, Trustee of Goff Family Trust, by the Deed recorded in Document Number 20190000011858, O.P.R.D.C.T., also being the most northwesterly corner of a tract of land described to Dhruiti, Inc., by the Deed recorded in Volume 98155, Page 4945, Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE North 58 degrees 59 minutes 45 seconds East departing the easterly right-of-way line of said Interstate Highway No. 45, along a southerly boundary line of said F. Dean Armstrong tract, and along the northerly boundary line of said Dhruiti tract, for a distance of 224.99 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the POINT OF BEGINNING being a southeasterly corner of said F. Dean Armstrong tract, and same being the most southwesterly corner of the herein described tract;

THENCE along the easterly and southerly boundary lines of said F. Dean Armstrong tract, the following courses and distances:

North 31 degrees 00 minutes 15 seconds West for a distance of 258.33 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the northwesterly corner of the herein described tract;

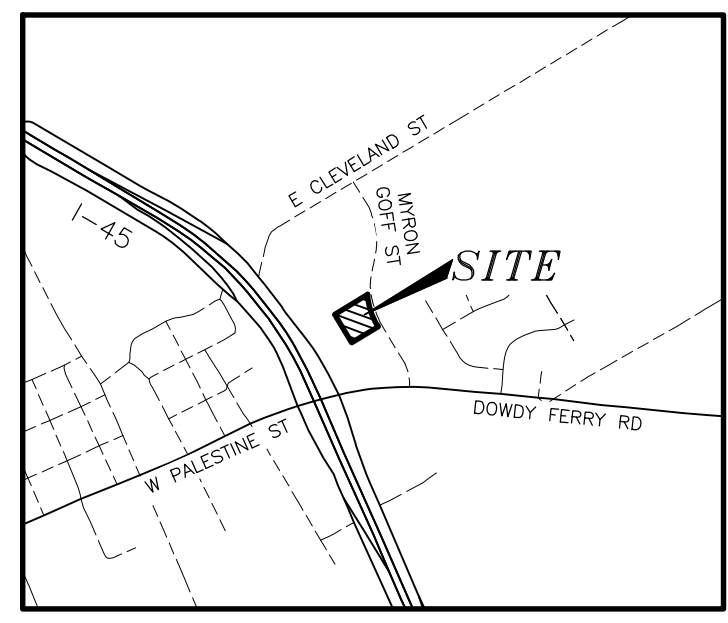
North 58 degrees 56 minutes 04 seconds East for a distance of 302.98 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the northeasterly corner of the herein described tract, and same being the most easterly corner of said F. Dean Armstrong tract, also being a point on the westerly right-of-way line of Myron Goff Street (60 foot public right-of-way; City of Hutchins Right-of-Way Deed recorded in Vol. 2003184, Page 78, D.R.D.C.T.), also being a point for the beginning of a non-tangent curve to the left through a central angle of 27 degrees 25 minutes 04 seconds, having a radius of 530.00 feet, and whose chord bears South 17 degrees 18 minutes 55 seconds East for a chord distance of 251.21 feet;

THENCE along the westerly right-of-way line of said Myron Goff Street, the following courses and distances:

Along said curve, an arc distance of 253.62 feet to a 5/8 inch rebar found for a point of tangency at the end of said curve;

South 31 degrees 02 minutes 34 seconds East for a distance of 14.32 feet to a 1/2 inch rebar found for the most northeasterly corner of said R Lot 1C, and same being the southeasterly corner of the herein described tract;

THENCE South 58 degrees 56 minutes 04 seconds West along the northerly boundary line of said R Lot 1C, for a distance of 243.54 feet to the POINT OF BEGINNING containing 1.553 acres (67,628 square feet) of land, more or less.



VICINITY MAP NOT TO SCALE

GENERAL NOTES

- 1. The Basis of Bearings is from the Texas State Plane Coordinate System, North Central Zone 4202 North American Datum of 1983 (NAD83) is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.000136506.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The purpose of this plot is to create one recorded lot out of a tract of land.
4. According to the Flood Insurance Rate Map, Community Panel No. 48113C0514L, dated July 7, 2014 by graphic plotting only, this property appears to be within Zone "X", (areas determined to be outside the 0.2% annual chance floodplain). This statement does not imply that the property and/or its structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made causes. This statement shall not create liability on the part of the surveyor.

SYMBOLS LEGEND table with symbols for TELEPHONE PEDESTAL, WATER VALVE, FIRE HYDRANT, ELECTRIC VAULT, POWER POLE, GUY ANCHOR.

LEGEND OF ABBREVIATIONS table with abbreviations for D.R.D.C.T., O.P.R.D.C.T., M.R.D.C.T., INST. NO., C.M.

SURVEYOR'S CERTIFICATE

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Hutchins, Texas.

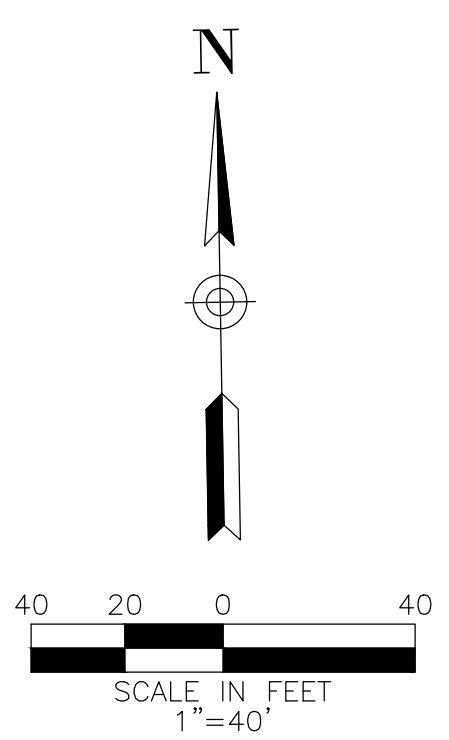
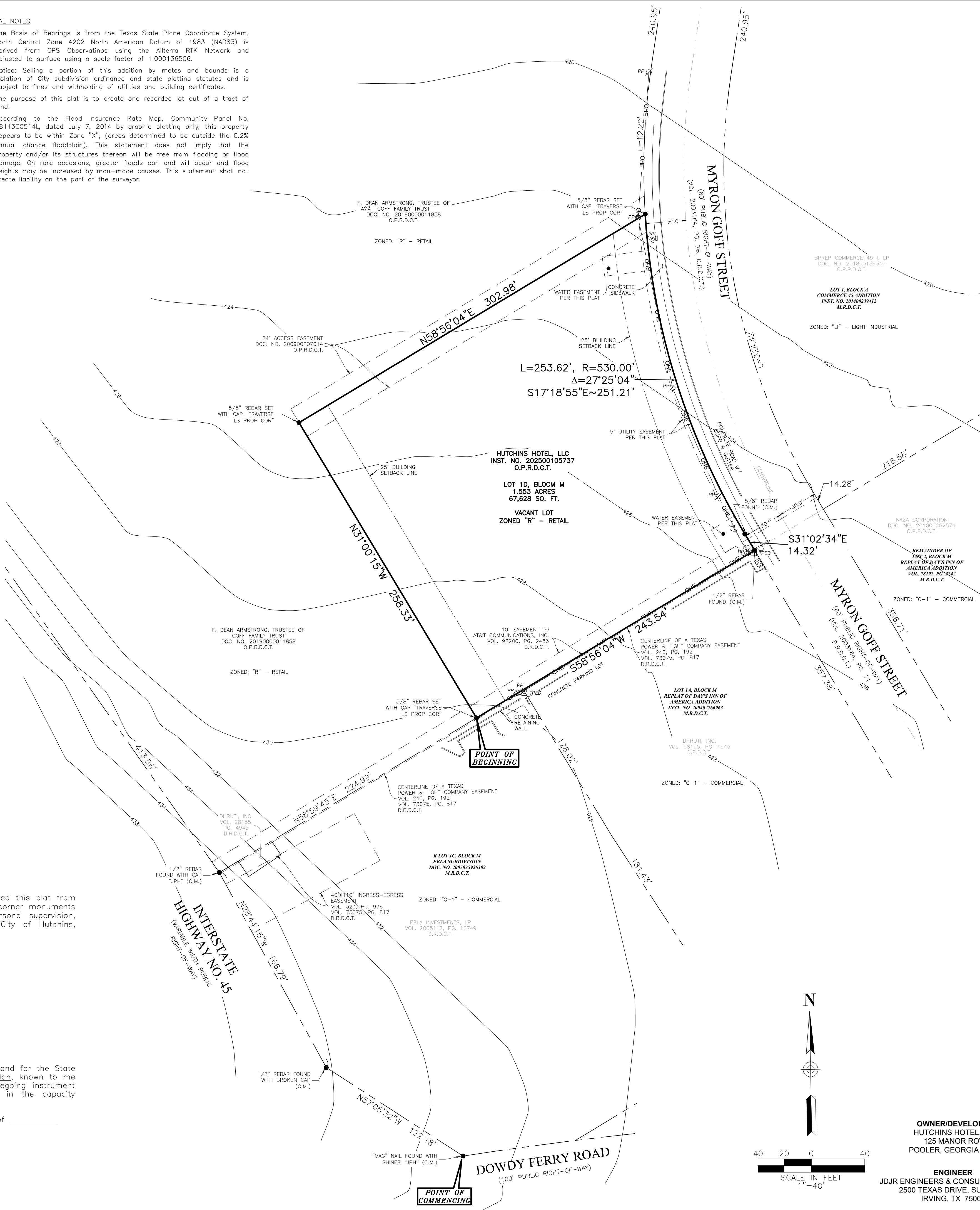
David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this ___ day of ___, 202__

Notary Public in and for the State of Texas



OWNER/DEVELOPER
HUTCHINS HOTEL, LLC
125 MANOR ROW
POOLER, GEORGIA 31322
ENGINEER
DJJR ENGINEERS & CONSULTANTS, INC.
2500 TEXAS DRIVE, SUITE 100
IRVING, TX 75062

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Hutchins Hotel, LLC are the owners of a 1.553 acre tract of land situated in the Thomas Freeman Survey, Abstract Number 453, City of Hutchins, Dallas County, Texas, and same being all of a tract of land described to said Hutchins Hotel, LLC, by the Deed recorded in Document Number 202500105737, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a "MAG" nail found with a shiner stamped "JPH" for the most southerly corner of R Lot 1C, Block M, of Ebla Subdivision, an Addition to the City of Hutchins, Dallas County, Texas, according to the Plat thereof recorded in Document Number 2005035926302, Map Records of Dallas County, Texas (M.R.D.C.T.), and same being a point on the easterly right-of-way line of Interstate Highway No. 45 (variable width public right-of-way), also being a point on the northerly right-of-way line of Dowdy Ferry Road (100 foot public right-of-way);

THENCE departing the northerly right-of-way line of said Dowdy Ferry Road, along the easterly right-of-way line of said Interstate Highway No. 45, and along the westerly boundary line of said R Lot 1C, the following courses and distances:

North 57 degrees 05 minutes 32 seconds West for a distance of 122.18 feet to a 1/2 inch rebar found with a broken cap for corner;

North 28 degrees 44 minutes 15 seconds West for a distance of 166.79 feet to a 1/2 inch rebar found for the most northwesterly corner of said R Lot 1C, and same being a southwesterly corner of a tract of land described to F. Dean Armstrong, Trustee of Goff Family Trust, by the Deed recorded in Document Number 20190000011858, O.P.R.D.C.T., also being the most northwesterly corner of a tract of land described to Dhruvi, Inc., by the Deed recorded in Volume 98155, Page 4945, Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE North 58 degrees 59 minutes 45 seconds East departing the easterly right-of-way line of said Interstate Highway No. 45, along a southerly boundary line of said F. Dean Armstrong tract, and along the northerly boundary line of said Dhruvi tract, for a distance of 224.99 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the POINT OF BEGINNING being a southeasterly corner of said F. Dean Armstrong tract, and same being the most southwesterly corner of the herein described tract;

THENCE along the easterly and southerly boundary lines of said F. Dean Armstrong tract, the following courses and distances:

North 31 degrees 00 minutes 15 seconds West for a distance of 258.33 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the northwesterly corner of the herein described tract;

North 58 degrees 56 minutes 04 seconds East for a distance of 302.98 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the northeasterly corner of the herein described tract, and same being the most easterly corner of said F. Dean Armstrong tract, also being a point on the westerly right-of-way line of Myron Goff Street (60 foot public right-of-way; City of Hutchins Right-of-Way Deed recorded in Vol. 2003184, Page 78, D.R.D.C.T.), also being a point for the beginning of a non-tangent curve to the left through a central angle of 27 degrees 25 minutes 04 seconds, having a radius of 530.00 feet, and whose chord bears South 17 degrees 18 minutes 55 seconds East for a chord distance of 251.21 feet;

THENCE along the westerly right-of-way line of said Myron Goff Street, the following courses and distances:

Along said curve, an arc distance of 253.62 feet to a 5/8 inch rebar found for a point of tangency at the end of said curve;

South 31 degrees 02 minutes 34 seconds East for a distance of 14.32 feet to a 1/2 inch rebar found for the most northeasterly corner of said R Lot 1C, and same being the southeasterly corner of the herein described tract;

THENCE South 58 degrees 56 minutes 04 seconds West along the northerly boundary line of said R Lot 1C, for a distance of 243.54 feet to the POINT OF BEGINNING containing 1.553 acres (67,628 square feet) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, Hutchins Hotel, LLC do/does hereby adopt this plat designating the herein above described property as, GOFF STREET ADDITION, LOT 1D, BLOCK M, 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 public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, signs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system in said Easement strips and The City of Hutchins and public utility entities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing from all or parts of their respective systems without the necessity at any time of procuring permission from 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Hutchins, Texas.

WITNESS my hand, this ___ day of ___, 20__.

By: Signature, Hutchins Hotel, LLC - Representative

Printed Name & Title

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 20__.

Notary Public in and for the State of Texas

No Variances from the General Development Ordinance Requested:

Approved for Preparation of Final Plat

Joseph Matthews, Chairman, Planning & Zoning Commission City of Hutchins, Texas

PRELIMINARY PLAT GOFF STREET ADDITION LOT 1D, BLOCK M

BEING 1.553 ACRES TRACT SITUATED IN THE THOMAS FREEMAN SURVEY, ABSTRACT NO. 453 CITY OF HUTCHINS, DALLAS COUNTY, TEXAS
1 LOT
ZONED: "R" - RETAIL 1 of 1



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321 W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: 06-10-25 Project No.: TR-453-24



STAFF REPORT

MEETING DATE:	June 23, 2025
MEETING TYPE:	Planning & Zoning
SUBMITTED BY:	Blake Moore
AGENDA CAPTION:	Discuss and consider a Final Plat by Anil Patel of Hutchins Hotel, LLC who are the owners of a 1.553 acre tract of land situated in the Thomas Freeman Survey, Abstract Number 453, City of Hutchins, Dallas County, Texas, and same being all of a tract of land described to said Hutchins Hotel, LLC, by the Deed recorded in Document Number 202500105737, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

Presented by: Blake Moore

Background Information

Anil Patel of Hutchins Hotel, LLC has submitted a final plat of a 1.553 acre tract of land in the Retail Zoning District and currently has a SUP for the allowance of a hotel in this zoning district. The reason for the final plat is for the construction of a 4 story hotel with 75 rooms.

Staff has reviewed the final plat and all corrections requested have been made. This project complies with the future land use map and comprehensive plan.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommends Approval

Supporting Documentation and Attachments

WHEREAS Hutchins Hotel, LLC are the owners of a 1.553 acre tract of land situated in the Thomas Freeman Survey, Abstract Number 453, City of Hutchins, Dallas County, Texas, and same being all of a tract of land described to said Hutchins Hotel, LLC, by the Deed recorded in Document Number 202500105737, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a "MAG" nail found with a shiner stamped "JPH" for the most southerly corner of R Lot 1C, Block M, of Ebla Subdivision, an Addition to the City of Hutchins, Dallas County, Texas, according to the Plat thereof recorded in Document Number 2005035926302, Map Records of Dallas County, Texas (M.R.D.C.T.), and same being a point on the easterly right-of-way line of Interstate Highway No. 45 (variable width public right-of-way), also being a point on the northerly right-of-way line of Dowdy Ferry Road (100 foot public right-of-way);

THENCE departing the northerly right-of-way line of said Dowdy Ferry Road, along the easterly right-of-way line of said Interstate Highway No. 45, and along the westerly boundary line of said R Lot 1C, the following courses and distances:

North 57 degrees 05 minutes 32 seconds West for a distance of 122.18 feet to a 1/2 inch rebar found with a broken cap for corner;

North 28 degrees 44 minutes 15 seconds West for a distance of 166.79 feet to a 1/2 inch rebar found for the most northwesterly corner of said R Lot 1C, and same being a southwesterly corner of a tract of land described to F. Dean Armstrong, Trustee of Goff Family Trust, by the Deed recorded in Document Number 20190000011858, O.P.R.D.C.T., also being the most northwesterly corner of a tract of land described to Dhruiti, Inc., by the Deed recorded in Volume 98155, Page 4945, Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE North 58 degrees 59 minutes 45 seconds East departing the easterly right-of-way line of said Interstate Highway No. 45, along a southerly boundary line of said F. Dean Armstrong tract, and along the northerly boundary line of said Dhruiti tract, for a distance of 224.99 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the POINT OF BEGINNING being a southeasterly corner of said F. Dean Armstrong tract, and same being the most southwesterly corner of the herein described tract;

THENCE along the easterly and southerly boundary lines of said F. Dean Armstrong tract, the following courses and distances:

North 31 degrees 00 minutes 15 seconds West for a distance of 258.33 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the northwesterly corner of the herein described tract;

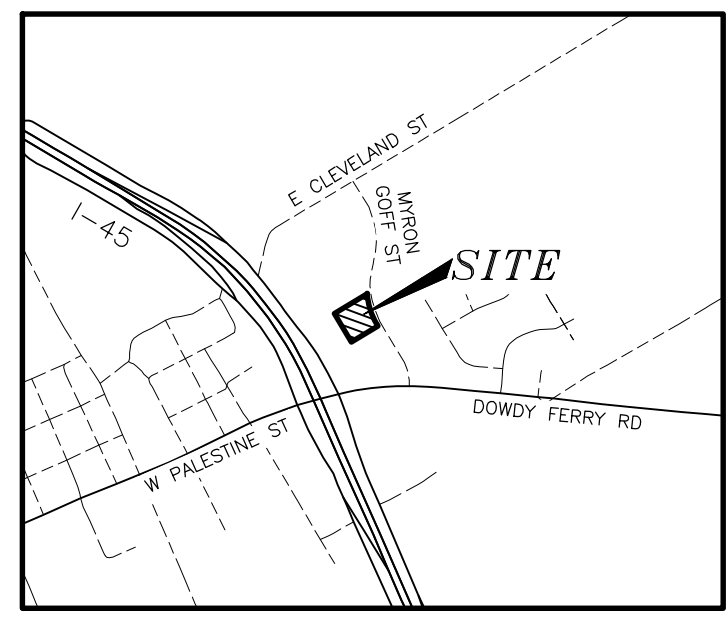
North 58 degrees 56 minutes 04 seconds East for a distance of 302.98 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the northeasterly corner of the herein described tract, and same being the most easterly corner of said F. Dean Armstrong tract, also being a point on the westerly right-of-way line of Myron Goff Street (60 foot public right-of-way; City of Hutchins Right-of-Way Deed recorded in Vol. 2003184, Page 78, D.R.D.C.T.), also being a point for the beginning of a non-tangent curve to the left through a central angle of 27 degrees 25 minutes 04 seconds, having a radius of 530.00 feet, and whose chord bears South 17 degrees 18 minutes 55 seconds East for a chord distance of 251.21 feet;

THENCE along the westerly right-of-way line of said Myron Goff Street, the following courses and distances:

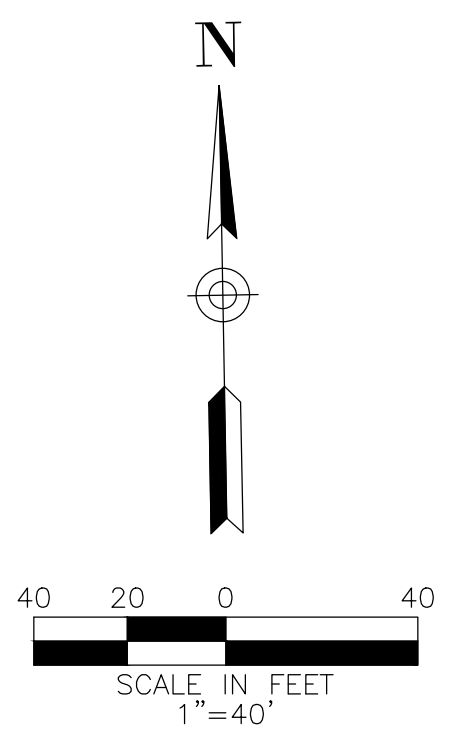
Along said curve, an arc distance of 253.62 feet to a 5/8 inch rebar found for a point of tangency at the end of said curve;

South 31 degrees 02 minutes 34 seconds East for a distance of 14.32 feet to a 1/2 inch rebar found for the most northeasterly corner of said R Lot 1C, and same being the southeasterly corner of the herein described tract;

THENCE South 58 degrees 56 minutes 04 seconds West along the northerly boundary line of said R Lot 1C, for a distance of 243.54 feet to the POINT OF BEGINNING containing 1.553 acres (67,628 square feet) of land, more or less.



VICINITY MAP NOT TO SCALE



GENERAL NOTES

- 1. The Basis of Bearings is from the Texas State Plane Coordinate System, North Central Zone 4202 North American Datum of 1983 (NAD83) is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.000136506.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The purpose of this plat is to create one recorded lot out of a tract of land.
4. According to the Flood Insurance Rate Map, Community Panel No. 48113C0514L, dated July 7, 2014 by graphic plotting only, this property appears to be within Zone "X", (areas determined to be outside the 0.2% annual chance floodplain). This statement does not imply that the property and/or its structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made causes. This statement shall not create liability on the part of the surveyor.

SYMBOLS LEGEND table listing symbols for TELEPHONE PEDESTAL, WATER VALVE, FIRE HYDRANT, ELECTRIC VAULT, POWER POLE, and GUY ANCHOR.

LEGEND OF ABBREVIATIONS

Legend of abbreviations table: D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS; O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS; INST. NO. = INSTRUMENT NUMBER; C.M. = CONTROLLING MONUMENT.

SURVEYOR'S CERTIFICATE

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Hutchins, Texas.

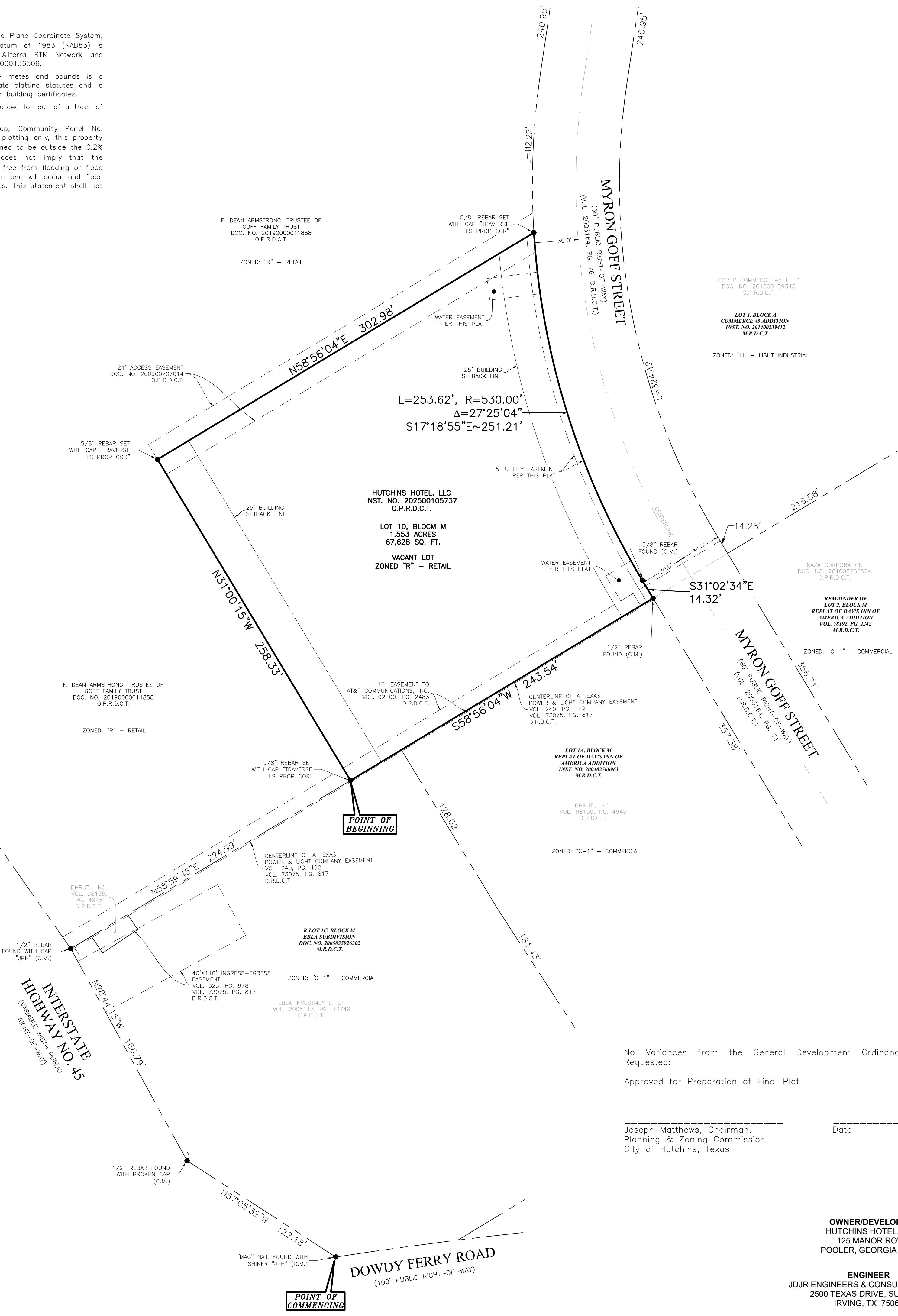
David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this ___ day of ___, 202__

Notary Public in and for the State of Texas



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Hutchins Hotel, LLC are the owners of a 1.553 acre tract of land situated in the Thomas Freeman Survey, Abstract Number 453, City of Hutchins, Dallas County, Texas, and same being all of a tract of land described to said Hutchins Hotel, LLC, by the Deed recorded in Document Number 202500105737, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a "MAG" nail found with a shiner stamped "JPH" for the most southerly corner of R Lot 1C, Block M, of Ebla Subdivision, an Addition to the City of Hutchins, Dallas County, Texas, according to the Plat thereof recorded in Document Number 2005035926302, Map Records of Dallas County, Texas (M.R.D.C.T.), and same being a point on the easterly right-of-way line of Interstate Highway No. 45 (variable width public right-of-way), also being a point on the northerly right-of-way line of Dowdy Ferry Road (100 foot public right-of-way);

THENCE departing the northerly right-of-way line of said Dowdy Ferry Road, along the easterly right-of-way line of said Interstate Highway No. 45, and along the westerly boundary line of said R Lot 1C, the following courses and distances:

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North 28 degrees 44 minutes 15 seconds West for a distance of 166.79 feet to a 1/2 inch rebar found for the most northwesterly corner of said R Lot 1C, and same being a southwesterly corner of a tract of land described to F. Dean Armstrong, Trustee of Goff Family Trust, by the Deed recorded in Document Number 20190000011858, O.P.R.D.C.T., also being the most northwesterly corner of a tract of land described to Dhruvt, Inc., by the Deed recorded in Volume 98155, Page 4945, Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE North 58 degrees 59 minutes 45 seconds East departing the easterly right-of-way line of said Interstate Highway No. 45, along a southerly boundary line of said F. Dean Armstrong tract, and along the northerly boundary line of said Dhruvt tract, for a distance of 224.99 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the POINT OF BEGINNING being a southeasterly corner of said F. Dean Armstrong tract, and same being the most southwesterly corner of the herein described tract;

THENCE along the easterly and southerly boundary lines of said F. Dean Armstrong tract, the following courses and distances:

North 31 degrees 00 minutes 15 seconds West for a distance of 258.33 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the northwesterly corner of the herein described tract;

North 58 degrees 56 minutes 04 seconds East for a distance of 302.98 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the northeasterly corner of the herein described tract, and same being the most easterly corner of said F. Dean Armstrong tract, also being a point on the westerly right-of-way line of Myron Goff Street (60 foot public right-of-way); City of Hutchins Right-of-Way Deed recorded in Vol. 2003184, Page 78, D.R.D.C.T.), also being a point for the beginning of a non-tangent curve to the left through a central angle of 27 degrees 25 minutes 04 seconds, having a radius of 530.00 feet, and whose chord bears South 17 degrees 18 minutes 55 seconds East for a chord distance of 251.21 feet;

THENCE along the westerly right-of-way line of said Myron Goff Street, the following courses and distances:

Along said curve, an arc distance of 253.62 feet to a 5/8 inch rebar found for a point of tangency at the end of said curve;

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THENCE South 58 degrees 56 minutes 04 seconds West along the northerly boundary line of said R Lot 1C, for a distance of 243.54 feet to the POINT OF BEGINNING containing 1.553 acres (67,628 square feet) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, Hutchins Hotel, LLC do/does hereby adopt this plat designating the herein above described property as, GOFF STREET ADDITION, LOT 1D, BLOCK A, 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 public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, signs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system in said Easement strips and The City of Hutchins and public utility entities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing from all or parts of their respective systems without the necessity at any time of procuring permission from 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Hutchins, Texas.

WITNESS my hand, this the ___ day of ___, 20__.

By: Signature, Hutchins Hotel, LLC - Representative

Printed Name & Title

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 20__.

Notary Public in and for the State of Texas

The undersigned, the City Secretary of the City of Hutchins, hereby certifies that the foregoing final plat of GOFF STREET ADDITION, LOT 1D, BLOCK A, 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 spaces 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 the ___ day of ___, 20__.

Cynthia Olguin, City Secretary
City of Hutchins, Texas

No Variances from the General Development Ordinance Requested:

Approved for Preparation of Final Plat

Joseph Matthews, Chairman, Planning & Zoning Commission
City of Hutchins, Texas

Date

OWNER/DEVELOPER
HUTCHINS HOTEL, LLC
125 MANOR ROW
POOLER, GEORGIA 31322

ENGINEER
DJUR ENGINEERS & CONSULTANTS, INC.
2600 TEXAS DRIVE, SUITE 100
IRVING, TX 75062



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: 06-10-25 Project No.: TR-453-24

FINAL PLAT
GOFF STREET ADDITION
LOT 1D, BLOCK M

BEING 1.553 ACRES TRACT SITUATED IN THE THOMAS FREEMAN SURVEY, ABSTRACT NO. 453, CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

1 LOT
ZONED: "R" - RETAIL 1 of 1



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

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

MINUTES
HUTCHINS PLANNING AND ZONING COMMISSION
May 27, 2025
REGULAR MEETING – 6:00 P.M.

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on May 27, 2025, at 6:00 p.m. at the Hutchins City Hall, 321 N Main St. Hutchins, Texas 75141.

A. CALL TO ORDER.

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

Members Present:

Chairman Joseph Matthews
Commissioner Tod Davis
Commissioner Don Pressler
Commissioner Ed Williams
Commissioner Cornelius Caldwell (A)

Members Absent:

Commissioner Teronika Gaines
Commissioner James Spence (A)

B. CITIZEN COMMENTS

No citizens' comments were made.

C. PRESENTATIONS

1. Discuss new Zoning and Subdivision Ordinances.

Steven Cook with Dunaway & Associates presented the presentation of adopting the new Zoning Ordinances and answered any questions the commissioners had.

D. CONSENT AGENDA

No items on the consent agenda.

E. PUBLIC HEARINGS

F. REGULAR AGENDA

- 2. Discuss and consider a request by the City of Hutchins for a preliminary plat of the Hutchins Addition NO. 2, Lot 1, Block 1, 13.577 acres located on the West corner of Nort JJ Lemmon Road and Lancaster Hutchins Road commonly addressed as 401 N JJ Lemmon Road.**

Commissioner Davis made a motion to approve the preliminary plat request. Commissioner Williams seconded the motion to approve. The motion passed 5-0.

Voting For: Joseph Matthews, Tod Davis, Don Pressler, Ed Williams, Cornelius Caldwell.

Voting Against:

- 3. Discuss and consider a request by the City of Hutchins for a final plat of the Hutchins Addition NO. 2, Lot 1, Block 1, 13.577 acres located on the West corner of Nort JJ Lemmon Road and Lancaster Hutchins Road commonly addressed as 401 N JJ Lemmon Road.**

Commissioner Pressler made a motion to approve the final plat request. Commissioner Caldwell seconded the motion to approve. The motion passed 5-0.

Voting For: Joseph Matthews, Tod Davis, Don Pressler, Ed Williams, Cornelius Caldwell.

Voting Against:

- 4. Approval of the March 24, 2025, minutes.**

Commissioner Davis made a motion to approve the minutes. Commissioner Pressler seconded the motion to approve. The motion passed 5-0.

Voting For: Joseph Matthews, Tod Davis, Don Pressler, Ed Williams, Cornelius Caldwell.

Voting Against:

- 5. Approval of the April 28, 2025, minutes.**

Commissioner Davis made a motion to approve the minutes. Commissioner Williams seconded the motion to approve. The motion passed 5-0.

Voting For: Joseph Matthews, Tod Davis, Don Pressler, Ed Williams, Cornelius Caldwell.

Voting Against:

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 5-0 roll call vote. The meeting was adjourned at 6:15 PM.

Recording Secretary

APPROVED:

Joseph Matthews
Chairman

Tod Davis
Vice Chairman