



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

Monday, April 27, 2026 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, April 27, 2026 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

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

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.*

1. Discuss and consider a request by Mirella Escobar with Ground Up Design LLC representing the property owner Osvaldo Rojas with Confiar Real Estate Inc. for a final plat of the Phase 1 Addition, Lot 1 & Lot 2, Block A, 12.5253 tract of land in the Highway Commercial (HC) District located North of E Cleveland Road and East of North IH 45 commonly described as 1005 IH 20.
2. Approval of the March 23, 2026 minutes.

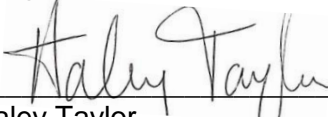
G. ITEMS OF COMMUNITY INTEREST

3. Parks and Recreation Board Meeting, Tuesday, May 5, 2026, 6:30 p.m., Hutchins City Hall, 400 N. JJ Lemmon Rd., Hutchins.
4. City Council Meeting - Canvassing Election, Tuesday, May 12, 2026, 6:30 p.m., Hutchins City Hall, 400 N. JJ Lemmon Rd., Hutchins.
5. Keep Hutchins Beautiful Board Meeting, Tuesday, May 12, 2026, 6:00 p.m., Hutchins Community Center, 500 W. Hickman., Hutchins.
6. Planning & Zoning Meeting, Monday, May 25, 2026, 6:00 p.m., Hutchins City Hall, 400 N JJ Lemmon Rd., Hutchins.

H. ADJOURNMENT

CERTIFICATION

I certify that a copy of the April 27, 2026 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 April 21, 2026 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:	April 27, 2026
MEETING TYPE:	Planning & Zoning
SUBMITTED BY:	Blake Moore
AGENDA CAPTION:	Discuss and consider a request by Mirella Escobar of Ground Up Design representing property owner Osvaldo Rojas for a final plat of the Phase 1 Addition, Lot 1-2 Block A, being a 12.5253 acre tract of land in the U. Withrick Survey, Abstract No. 1518 located South of IH-20 and North of Langdon Road commonly described as 1005 IH-20. Presented by: Blake Moore

Background Information

Mirella Escobar of Ground Up Design representing property owner Osvaldo Rojas for a final plat of the Phase 1 Addition, Lot 1-2 Block A 12.5253-acre tract of land in the in the U. Withrick Survey, Abstract No. 1518, located South of IH-20, and North of Langdon Road commonly described as 1005 IH-20. The intended use of the property is small mini warehouses. The property is Zoned Light Industrial (LI). Staff has reviewed the final plat and all corrections have been made, the lots conform to the city's zoning ordinance and the future land use plan.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

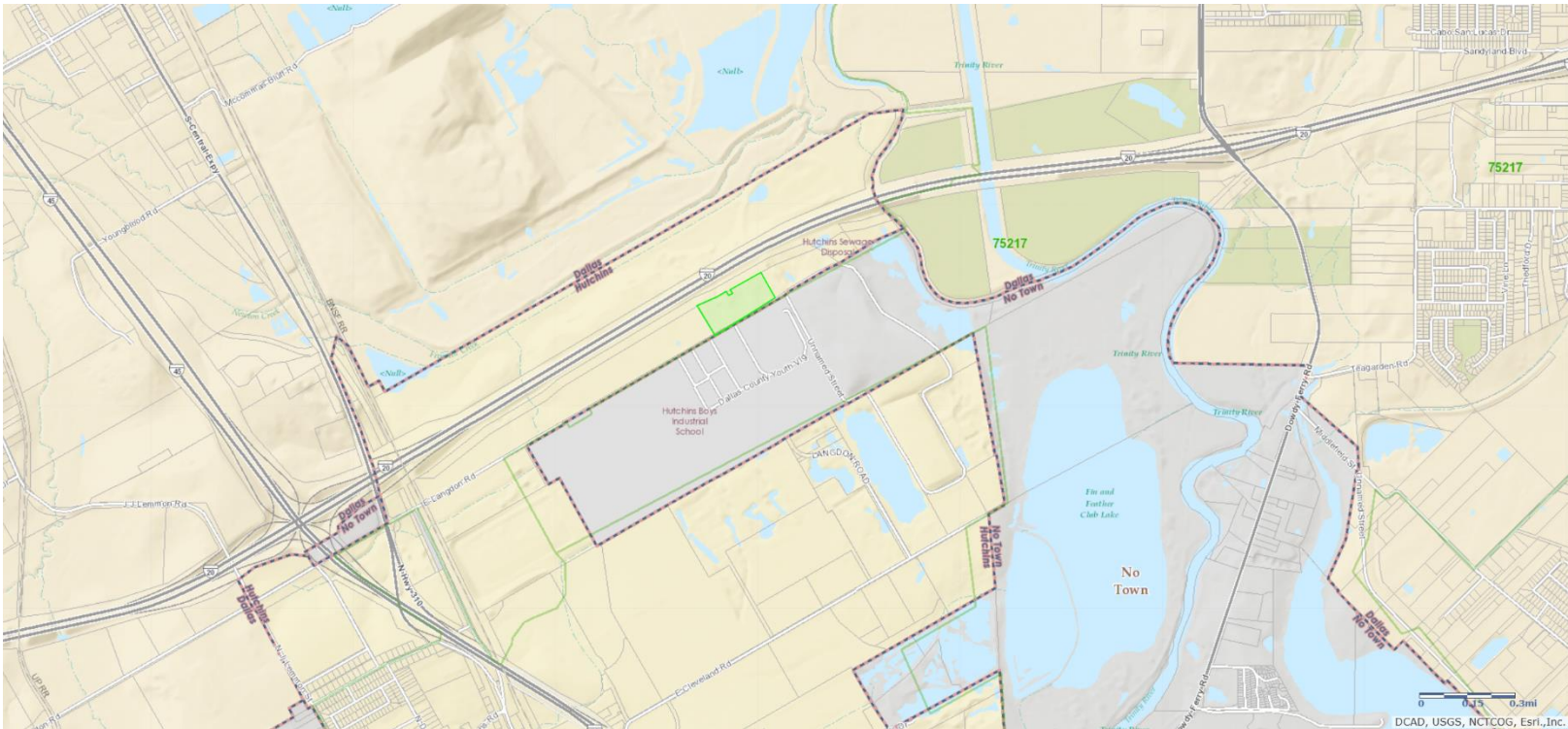
Staff Recommendation

Staff Recommends Approval

Supporting Documentation and Attachments

See Exhibit "A"

Exhibit A

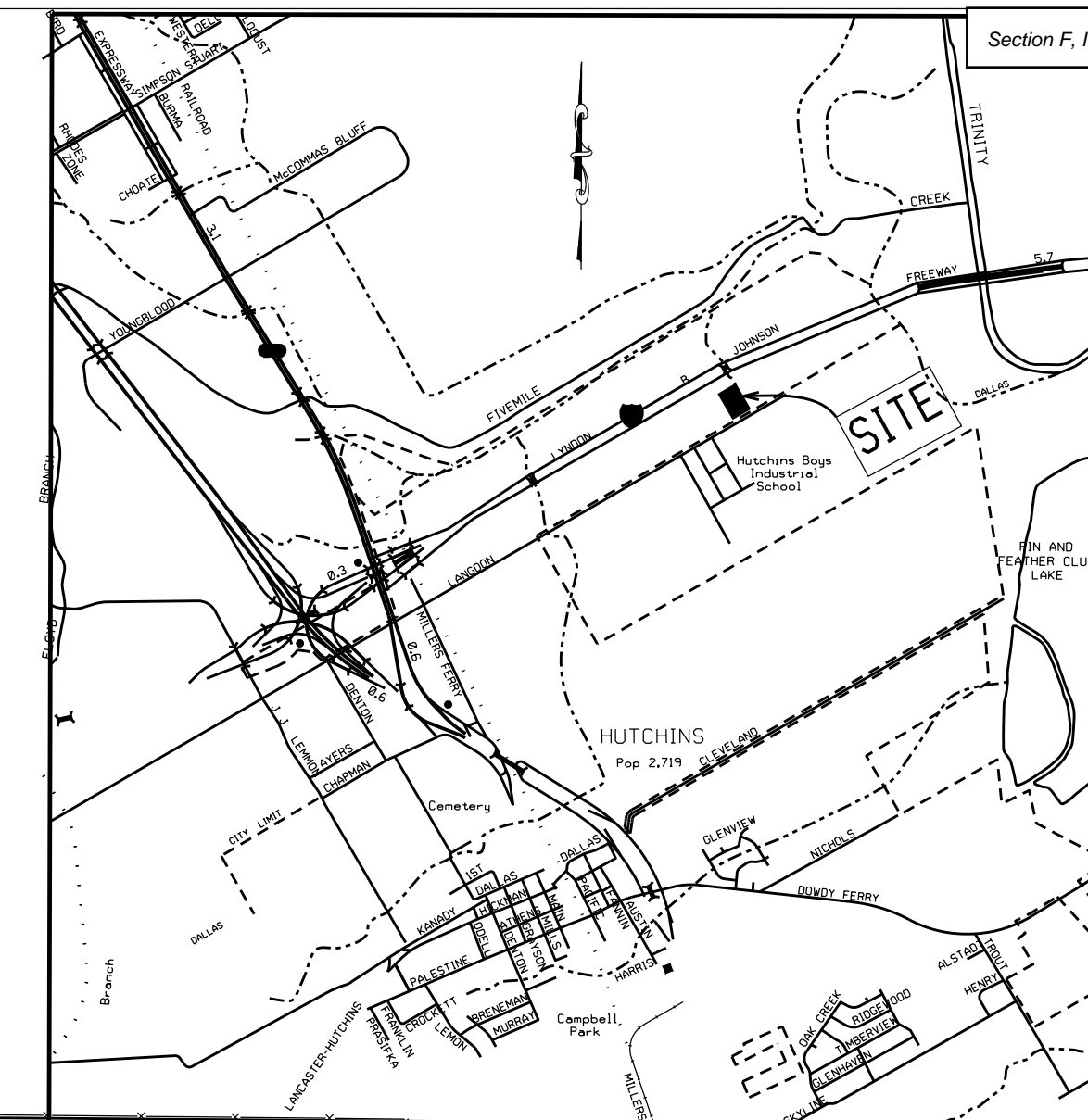
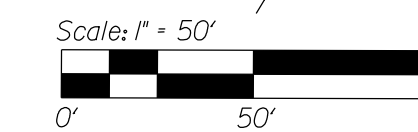


LEGEND

- ⊕ TXDOT Concrete Monument
- 1/2" Iron Rod Found/Set
- CM Controlling Monument
- P.O.C. Point of Commencing
- P.O.B. Point of Beginning
- Boundary line
- Lot Line
- Asphalt Line
- Barbedwire/Chainlink Fence
- - - Existing Easement Line
- - - Proposed Easement Line

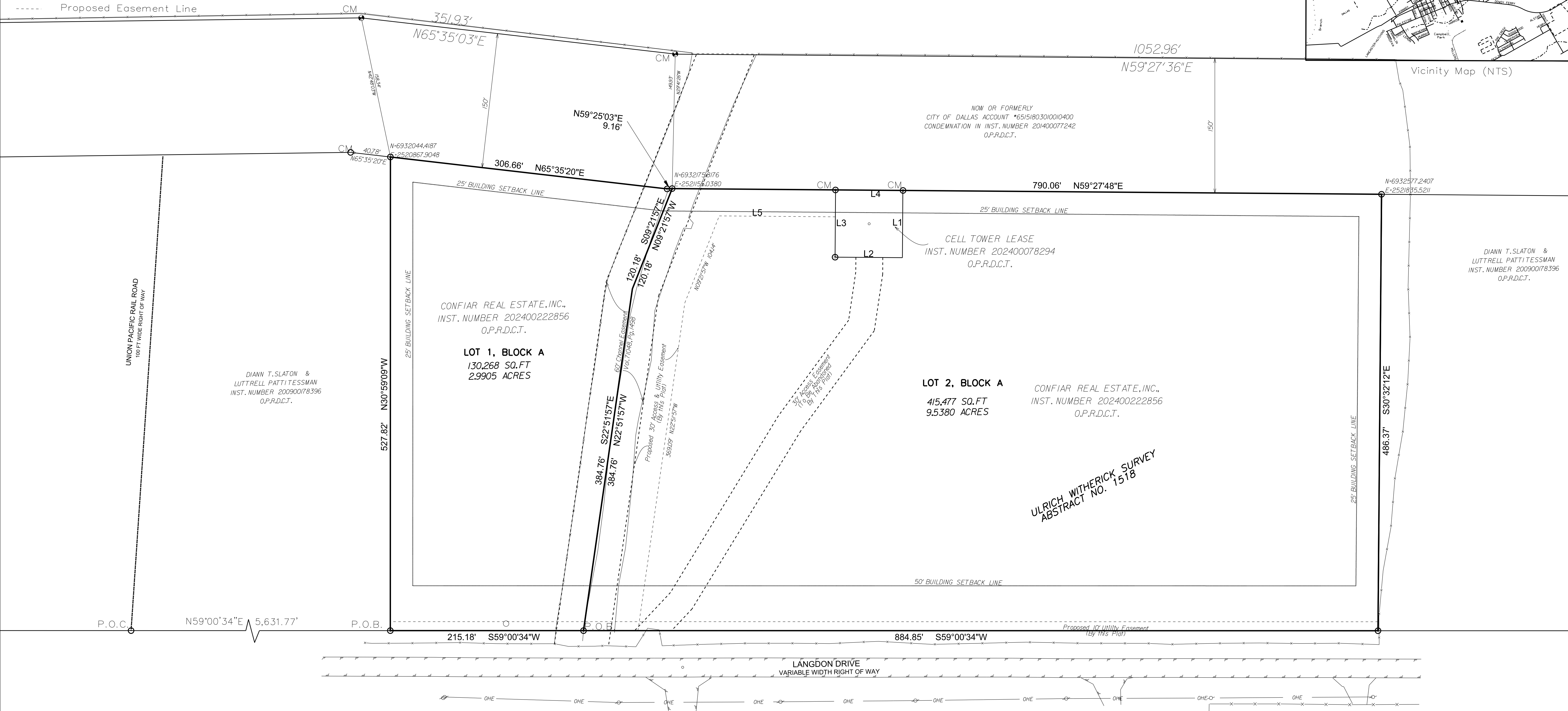
LINE TABLE

Line	Bearing	Length
L1	S30°36'28"E	75.0'
L2	S59°27'48"W	75.0'
L3	N30°36'28"W	75.0'
L4	N59°27'48"E	75.0'
L5	N59°27'48"E	129.30'



Vicinity Map (NTS)

INTERSTATE HIGHWAY 20
VARIABLE WIDTH RIGHT OF WAY



NOW OR FORMERLY
CITY OF DALLAS ACCOUNT *65151803101010400
CONDEMNATION IN INST. NUMBER 20140007242
O.P.R.D.C.T.

CELL TOWER LEASE
INST. NUMBER 202400078294
O.P.R.D.C.T.

CONFIAR REAL ESTATE, INC.,
INST. NUMBER 202400222856
O.P.R.D.C.T.

LOT 1, BLOCK A
130,268 SQ.FT
2.9905 ACRES

LOT 2, BLOCK A
415,477 SQ.FT
9.5380 ACRES

CONFIAR REAL ESTATE, INC.,
INST. NUMBER 202400222856
O.P.R.D.C.T.

DIANN T. SLATON &
LUTTRELL PATTI TESSMAN
INST. NUMBER 200900178396
O.P.R.D.C.T.

DIANN T. SLATON &
LUTTRELL PATTI TESSMAN
INST. NUMBER 200900178396
O.P.R.D.C.T.

ULRICH WITHERICK SURVEY
ABSTRACT NO. 1518

**FINAL PLAT
PHASE 1 ADDITION**

LOT 1 & LOT 2, BLOCK A
12.5253 ACRE / 545,600 SQ. FT.
ZONED HIGHWAY COMMERCIAL
U. WITHERICK SURVEY,
ABSTRACT NO. 1518
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

SURVEYOR:
SETH EPHRAIM OSABUTEY
1303 DEARBORN RD
ALLEN TX 75002
rplsgeodesist@gmail.com

OWNER:
CONFIAR REAL ESTATE, INC.
C/O OSVALDO ROJAS
2411 SKYLARK DRIVE
DALLAS TEXAS 75216

OWNER'S CERTIFICATION: LOT 1

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS CONFIAR REAL ESTATE, INC. IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING IN THE ULRICH WITHERICK SURVEY, ABSTRACT NO. 1518, SAID TRACT BEING A PORTION OF THE TRACT OF LAND CONVEYED TO DIANN TESSMAN SLATON AND PATTI TESSMAN LUTTRELL BY GIFT WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 200900178396 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE NORTHERLY LINE OF LANGDON ROAD A VARIABLE WIDTH RIGHT OF WAY AND THE EAST LINE OF UNION PACIFIC RAIL ROAD, A 100 FOOT WIDE RIGHT OF WAY;

THENCE N59°00'34"E, WITH SAID NORTHERLY LINE, A DISTANCE OF 5,631.77 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF BEGINNING, BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N30°59'09"W, WITH THE WESTERLY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 527.82 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND FROM WHICH A TXDOT CONCRETE MONUMENT FOUND BEARS N 42°48'03" W, A DISTANCE OF 158.34 FEET AND A 1/2" HALFF YELLOW CAP IRON ROD FOUND BEARS N65°35'20"E A DISTANCE OF 40.78 FEET, SAID NORTHWESTERLY CORNER BEING ALONG THE SOUTHERLY LINE OF A 150 FOOT WIDE STRIP OF LAND ACQUIRED BY THE CITY OF DALLAS BY CONDEMNATION FOR RIGHT OF WAY PURPOSES AS RECORDED IN INSTRUMENT NUMBER 201400077242 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE N65°35'20"E, WITH SAID SOUTHERLY LINE SAME BEING THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT A DISTANCE OF 306.66 FEET TO AN ANGLE POINT AND FROM WHICH A 1/2" CAPPED IRON ROD FOUND BEARS N65°52'24"E, A DISTANCE OF 3.67 FEET;

THENCE N59°25'03"E WITH SAID COMMON LINE A DISTANCE OF 9.16 FEET TO A 1/2" IRON ROD SET, FROM WHICH A TXDOT MONUMENT FOUND BEARS N29°41'26"W, A DISTANCE OF 149.93 FEET, SAID POINT BEING ALONG THE AFOREMENTIONED SOUTHERLY LINE, SAID POINT ALSO, BEING ALONG THE CENTERLINE OF A 60 FOOT CHANNEL EASEMENT AS RECORDED IN VOLUME 71048, PAGE 1498, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE S09°21'57"E WITH SAID CENTERLINE A DISTANCE 120.18 FEET TO A 1/2" IRON ROD SET AT AN ANGLE POINT;

THENCE S22°51'57"E A DISTANCE OF 384.76 FEET TO A 1/2" IRON ROD SET ALONG THE AFOREMENTIONED NORTHERLY LINE OF LANGDON ROAD;

THENCE S59 00' 34"W WITH THE LAST MENTIONED NORTHERLY LINE A DISTANCE OF 215.18 FEET TO THE POINT OF BEGINNING, AND CONTAINING 130,268 SQUARE FEET OR 2.9905 ACRES OF LAND WITHIN THE METES RECITED.

OWNER'S CERTIFICATION: LOT 2

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS CONFIAR REAL ESTATE, INC. IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING IN THE ULRICH WITHERICK SURVEY, ABSTRACT NO. 1518, SAID TRACT BEING A PORTION OF THE TRACT OF LAND CONVEYED TO DIANN TESSMAN SLATON AND PATTI TESSMAN LUTTRELL BY GIFT WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 200900178396 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE NORTHERLY LINE OF LANGDON DRIVE A VARIABLE WIDTH RIGHT OF WAY AND THE EAST LINE OF UNION PACIFIC RAIL ROAD, A 100 FOOT WIDE RIGHT OF WAY;

THENCE N59°00'34"E, WITH SAID NORTHERLY LINE, A DISTANCE OF 5,846.95 FEET TO A 1/2 INCH IRON ROD SET FOR THE POINT OF BEGINNING, BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID SET POINT BEING ALONG THE NORTHERLY LINE OF SAID LANGDON DRIVE, BEING ALSO ALONG THE CENTERLINE OF A 60 FOOT WIDE CHANNEL EASEMENT, PER VOLUME 71048, PAGE 1498 OF THE DEED RECORDS DALLAS COUNTY, TEXAS;

THENCE N22°51'59"W, DEPARTING SAID NORTHERLY LINE OF LANGDON ROAD AND WITH THE SAID CENTERLINE OF CHANNEL EASEMENT, A DISTANCE OF 384.76 FEET TO A 1/2" IRON ROD SET AT AN ANGLE POINT;

THENCE N09°21'57"W, WITH SAID CENTERLINE A DISTANCE OF 120.18 FEET TO A 1/2" IRON ROD SET AT AN ANGLE POINT SAME BEING ALONG THE SOUTHERLY LINE OF A 150 FOOT WIDE STRIP OF LAND ACQUIRED BY THE CITY OF DALLAS BY CONDEMNATION FOR RIGHT OF WAY PURPOSES, AS RECORDED IN INSTRUMENT NUMBER 201400077242 OF SAID OFFICIAL PUBLIC RECORDS AND FROM WHICH A TXDOT CONCRETE MONUMENT FOUND ALONG THE NORTHERLY LINE OF SAID 150 FOOT WIDE STRIP OF LAND BEARS N29°41'26"W, A DISTANCE OF 149.93 FEET;

THENCE N59°27'48"E WITH SAID SOUTHERLY LINE SAME BEING THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT A DISTANCE OF 181.99 FEET TO A 1/2" YELLOW CAPPED IRON ROD FOUND, BEING THE NORTHWESTERLY CORNER OF A CELL TOWER LEASE PER INSTRUMENT NUMBER 202400078294, OF SAID OFFICIAL PUBLIC RECORDS, AT A DISTANCE OF 256.99 A 1/2" YELLOW CAPPED IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF SAID CELL TOWER LEASE, IN ALL A TOTAL DISTANCE OF 790.06 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S30°32'12"E, DEPARTING THE LAST MENTIONED COMMON LINE A DISTANCE 486.37 FEET TO A 1/2" IRON ROD FOUND ALONG THE AFOREMENTIONED NORTHERLY LINE OF LANGDON DRIVE SAME BEING THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT;

THENCE S59 00' 34"W WITH THE LAST MENTIONED COMMON LINE A DISTANCE OF 884.85 FEET TO THE POINT OF BEGINNING, AND CONTAINING 415,477 SQUARE FEET OR 9.5380 ACRES OF LAND WITHIN THE METES RECITED.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, CONFIAR REAL ESTATE, INC. does hereby adopt this plat, designating the herein described property as PHASE 1 ADDITION on addition to the City of Hutchins, Dallas County, Texas, and does hereby dedicate, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growth which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

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

WITNESS, my hand, this the _____ day of _____, 2026

BY: OWNER OF CONFIAR REAL ESTATE, INC.

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared OWNER OF CONFIAR REAL ESTATE, INC. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration and under authority therein expressed.

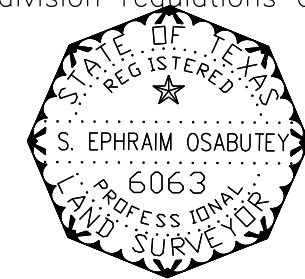
GIVEN under my hand and seal of office this _____ day of _____, 2026.

Notary Public for and in the State of Texas

My Commission expires: _____

KNOW ALL MEN BY THESE PRESENTS:

That I, Seth Ephraim Osabutey 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.



Seth Ephraim Osabutey
Texas Registered Professional Land Surveyor No. 6063

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared OWNER OF CONFIAR REAL ESTATE, INC. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration and under authority therein expressed.

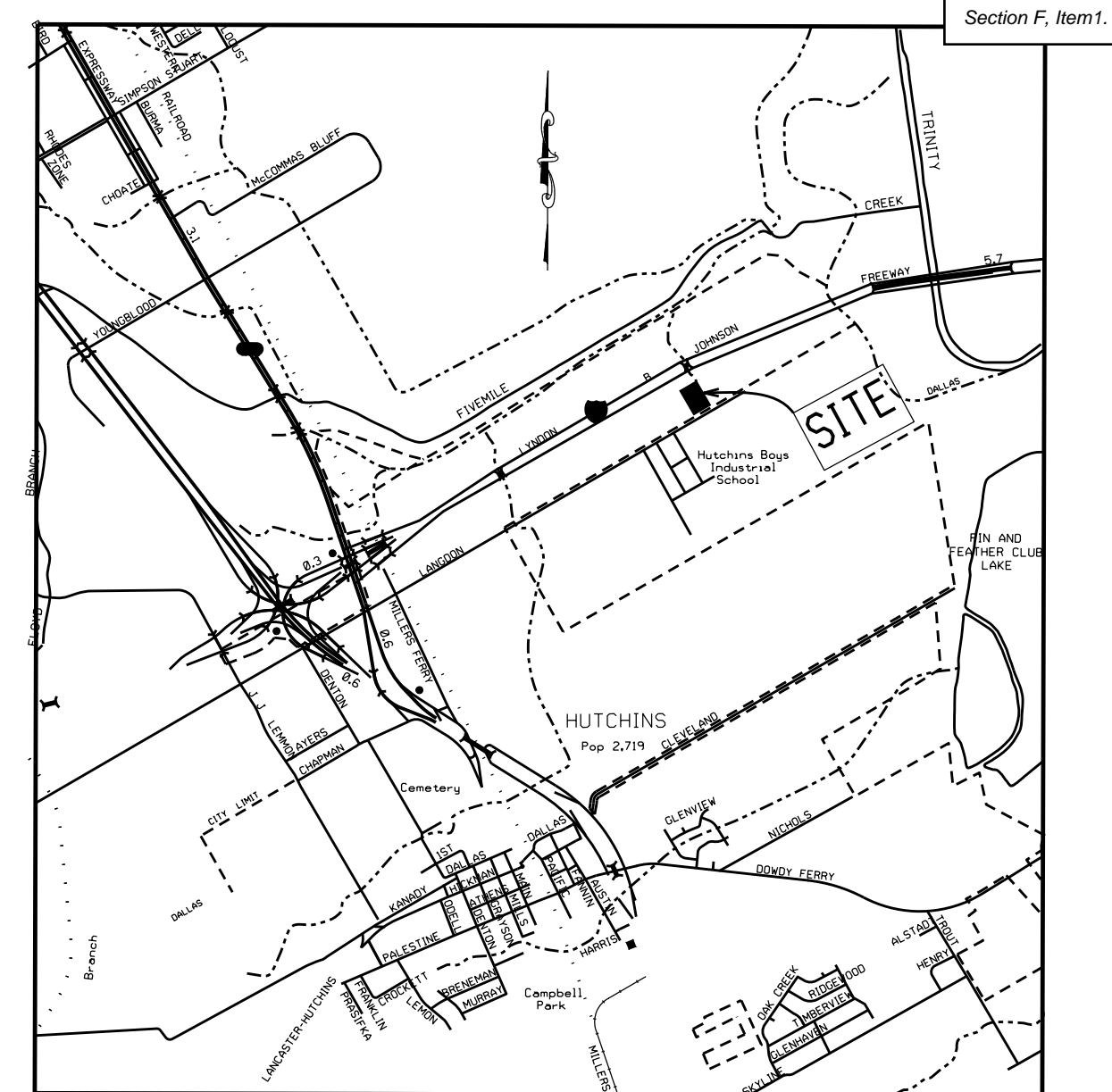
GIVEN under my hand and seal of office this _____ day of _____, 2026.

Notary Public for and in the State of Texas

My Commission expires: _____

SURVEYOR:
SETH EPHRAIM OSABUTEY
1303 DEARBORN RD
ALLEN TX 75002
rplsgeodesist@gmail.com

OWNER:
CONFIAR REAL ESTATE, INC.
C/O OSVALDO ROJAS
2411 SKYLARK DRIVE
DALLAS TEXAS 75216



Vicinity Map (NTS)

No Variance from the General Development Ordinance Requested:

Approved for Preparation of Final Plat

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

The undersigned, the City Secretary of the City of Hutchins, Texas, hereby certifies that the foregoing final plat of the PHASE 1 ADDITION 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 _____, 2026, 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 _____, 2026

City Secretary
City of Hutchins, Texas

FINAL PLAT
PHASE 1 ADDITION
LOT 1 & LOT 2, BLOCK A
12.5253 ACRES / 545,600 SQ. FT.
ZONED HIGHWAY COMMERCIAL
U. WITHERICK SURVEY,
ABSTRACT NO. 1518
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS



Hutchins City Hall
400 N. JJ Lemmon Rd
Hutchins, TX 75141
www.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
March 23, 2026
REGULAR MEETING – 6:00 P.M.**

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on March 23, 2026, at 6:00 p.m.at the Hutchins City Hall Hutchins, Texas 75141.

A. CALL TO ORDER.

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

Members Present:

Chairman Joseph Matthews
Commissioner Tod Davis
Commissioner Don Pressler
Commissioner Teronika Gaines
Commissioner James Spence (A)
Commissioner Cornelius Caldwell

Members Absent:

Commissioner Ed Williams

B. CITIZEN COMMENTS

No citizens' comments were made.

C. PRESENTATIONS

D. CONSENT AGENDA

No items on the consent agenda.

E. PUBLIC HEARINGS

1. **Conduct a public hearing, Conduct a public hearing, discuss and consider a request Tom Straight with Pavilion Construction representing the property owner Eric Evangelista with Volunteers of America for a text amendment to the Zoning Ordinance Section 32, Table 32.6 to allow a Rehabilitation Care Facility (Halfway House) in the Light Industrial (LI) District by Specific Use Permit for the property**

located West of Vanderbilt Road and East of Carpenter Road more commonly described as 800 West Wintergreen Road.

The public hearing opened at 6:05PM. Blake Moore, Building Official, presented the item to the commission members. Tom Straight presented the reasoning of the request. Public hearing closed at 6:14PM. Commissioner Davis made a motion to approve the item. Commissioner Spence seconded the motion to approve. Motion carried 3-2

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

F. REGULAR AGENDA

1. Approval of the February 23, 2026, minutes.

Commissioner Davis made a motion to approve the meeting minutes with corrections. Commissioner Gaines seconded the motion to approve. Motion carried 5-0.

For: Josphe Matthews, Tod Davis, Don Pressler, Teronika Gaines, James Spence,
Against:

2. Approval of the March 9, 2026, minutes.

Commissioner Gaines made a motion to approve the meeting minutes with corrections. Commissioner Spence seconded the motion to approve. Motion carried 5-0.

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

3. ITEMS OF COMMUNITY INTEREST

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

4. ADJOURN

Commissioner Spence made a motion to adjourn. Commissioner Davis seconded the motion Approved by a 5-0 roll call vote. The meeting was adjourned at 6:30 PM.

APPROVED:

Recording Secretary

Joseph Matthews
Chairman

Tod Davis
Vice Chairman

