CITY OF HUTCHINS
NOTICE OF PLANNING & ZONING COMMISSION MEETING
Thursday, September 21, 2023 - 6:00 PM
321 N. Main St., Hutchins, Texas

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

As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning 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.

REGULAR SESSION
A. CALL TO ORDER:
B. Roll Call
C. Invocation
D. Pledge of Allegiance
E. 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.
F. PRESENTATIONS
G. 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.
H. PUBLIC HEARINGS
I. REGULAR AGENDA
   1. Discuss and consider a request by Mario Salinas with MDB Architecture (representing the property owner Celeste Madrigal) for a preliminary plat of the Skyline Kings Circle Extension, Lots 1-3 Block B, Lots 1-6 Block C, 10.812 tract of land located North of E. Wintergreen Rd, East of Bluffview Dr coomonaly addressed as 1400 Skyline Dr. Presented by: Tim Rawlings, Building Official
2. Discuss and consider a request by Drew Donosky of Claymore Engineering (representing the property owner Chris Storm with Sable Realty) for a preliminary plat of the Safe Stop Addition, Lot 1 Block A, 29.314 tract of land located North of Finn Rd. and East of South Interstate-Highway 45, commonly addressed as 725 E Wintergreen Rd.
   Presented by: Tim Rawlings, Building Official

3. Discuss and consider a request by Drew Donosky of Claymore Engineering (representing the property owner Chris Storm with Sable Realty) for a final plat of the Safe Stop Addition, Lot 1 Block A, 29.314 tract of land located North of Finn Rd. and East of South Interstate-Highway 45, commonly addressed as 725 E Wintergreen Rd.
   Presented by: Tim Rawlings, Building Official

4. Approval of the August 17, 2023 Minutes
   Presented by: Tim Rawlings, Building Official

5. Discuss and consider the election of a new President, for a one-year term ending July 2024.
   Presented by: Tim Rawlings, Building Official

6. Discuss and consider the election of a new Vice President, for a one-year term ending in July 2024.
   Presented by: Tim Rawlings, Building Official

7. Discuss and consider the election of a new Secretary, for a one-year term ending July 2024.
   Presented by: Tim Rawlings, Building Official

J. ITEMS OF COMMUNITY INTEREST

1. City Council Meeting - Monday, October 1, 2023 at 6:30PM
   Presented by: Tim Rawlings, Building Official

2. Planning and Zoning Meeting - Thursday, October 19, 2023 at 6:00PM
   Presented by: Tim Rawlings, Building Official

K. ADJOURNMENT

CERTIFICATION

I certify that a copy of the September 21, 2023 agenda of items to be considered by the City of Hutchins Planning and Zoning Commission 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 September 15, 2023 before 6:00 p.m.

Haley Taylor
Staff Liaison
MEETING DATE: September 21, 2023
SUBMITTED BY: Tim Rawlings, Building Official
AGENDA ITEM: I.1.
AGENDA CAPTION: Discuss and consider a request by Mario Salinas with MDB Architecture (representing the property owner Celeste Madrigal) for a preliminary plat of the Skyline Kings Circle Extension, Lots 1-3 Block B, Lots 1-6 Block C, 10.812 tract of land located North of E. Wintergreen Rd, East of Bluffview Dr coomonaly addressed as 1400 Skyline Dr.

Background Information

Mario Salinas of MBD Architecture (representing property owner Celeste Madrigal) has made an application for a preliminary plat to expand the Kings Circle sub-division that was started a couple of years ago. This expansion will add 19 new lots. Staff has reviewed the plat and all comments have been corrected.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Approval

Supporting Documentation and Attachments

1. 230828_PRELIM PLAT
2. 230828_Deed Description
SITE BENCHMARK #2
CUT 'X' IN CURB

N(83): 6921393.60'
E(83): 2525870.34'
EL: 436.38'

CONCRETE PAVING DETAIL

OWNER / DEVELOPER
CELESTE MADRIGAL
SURVEYOR
AMERICAN MERIDIAN, LLC
2012 E. RANOL MILL RD, SUITE 213
ARLINGTON, TX 76011

PREPARED BY
TXCIVIL INC

APPROVED BY THE CITY OF HUTCHINS
SIGNATURE:
PRINTED NAME:
TITLE OF CITY OFFICIAL:
DATE:

PRELIMINARY PLAT
SKYLINE KINGS CIRCLE EXTENSION
BLOCK B LOTS 1-3, BLOCK C LOTS 1-16
10.812 ACRES
RESIDENTIAL SF-10
WILLIAM GATLIN SURVEY
ABSTRACT NO. 499
AUGUST 8, 2028
BEING a tract of land situated in the William Gatlin Survey, Abstract Number 499, City of Hutchins, Dallas County, Texas, and being all of a tract of land described in the Warranty Deed from R.W. Voirin, to Celestina Madrigal, recorded in Volume 69135, Page 756 of the Deed Records of Dallas County, Texas (DRDCT), said tract being out of a called 10.812 Acres, with the herein described tract of land being further described by metes and bounds as follows:

REFERENCE at a 3/8-inch iron found in the north line of said tract for the intersection of the northeast line of Meadow Drive, a 50 foot wide public right of way dedicated by the FINAL PLAT DEDICATION OF FERNDALE DRIVE, MEADOW LANE, KINGS CIRCLE AND BROOKFIELD DRIVE, IN THE City of Hutchins, Dallas County, Texas, according to the plat thereof recorded in Volume 291, Page 1201 – DRDCT with the southeast line of Skyline Drive, a called 60 wide right of way formerly known as Henry Street;

THENCE N59°18'02"E, a distance of 306.10 feet to a 5/8-inch iron rod found for the intersection of the southwest line of Meadow Lane, a 50 foot wide public right of way dedicated by said FINAL PLAT DEDICATION with the southeast line of Skyline Drive to the POINT OF BEGINNING;

THENCE N59°29'40"E, a distance of 49.93 feet to a 5/8-inch iron rod found;

THENCE N59°15’54”E, a distance of 152.82 feet to a 5/8-inch iron rod found;

THENCE S30°54’41”E, a distance of 225.23 feet to a iron rod found;

THENCE S30°49’57”E, a distance of 75.15 feet to a iron rod found;

THENCE N59°10’38”E, a distance of 152.73 feet to a iron rod found;

THENCE N59°10’38”E, a distance of 202.00 feet to a calculated point;

THENCE S30°49’22”E, a distance of 702.57 feet to a calculated point;

THENCE S53°26’54”W, a distance of 358.31 feet to a iron rod found;

THENCE S53°26’54”W, a distance of 153.58 feet to a iron rod found;

THENCE S53°17’14”W, a distance of 25.07 feet to a iron rod found;

THENCE S53°17’14”W, a distance of 25.20 feet to a calculated point;

THENCE N30°44’35”W, a distance of 115.15 feet to a calculated point beginning a curve;

THENCE a distance of 104.72 feet along a curve with a radius of 50 feet to a calculated point;

THENCE S30°44’35”W, a distance of 842.69 feet to a calculated point;

THENCE N75°14’37”W, a distance of 21.44 feet to a calculated point;

THENCE N59°19’17”E, a distance of 15.05 feet to the POINT OF BEGINNING and containing 10.812 Acres, more or less.

Bearing system based upon the Texas Coordinate System of 1983, North Central Zone (Grid Azimuth)
MEETING DATE: September 21, 2023
SUBMITTED BY: Tim Rawlings, Building Official
AGENDA ITEM: I.2.
AGENDA CAPTION: Discuss and consider a request by Drew Donosky of Claymore Engineering (representing the property owner Chris Storm with Sable Realty) for a preliminary plat of the Safe Stop Addition, Lot 1 Block A, 29.314 tract of land located North of Finn Rd. and East of South Interstate-Highway 45, commonly addressed as 725 E Wintergreen Rd.

Background Information

Drew Donosky of Claymoore Engineering (representing property owner Chris Storm) has made an application for a preliminary plat for the Safe Stop parking facility on Wintergreen Rd. that P&Z and Council approved the SUP for a couple of months ago. Staff has reviewed the plat and all comments have been corrected.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Approval

Supporting Documentation and Attachments

1. Preliminary Plat
2. Legal
EXHIBIT "A"
29.314 ACRE TRACT
SITUATED IN THE WILLIAM H. SHELTON SURVEY,
ABSTRACT NO. 1292
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

BEING A 29.314 ACRE TRACT OF LAND SITUATED IN THE WILLIAM H. SHELTON SURVEY, ABSTRACT NUMBER 1292, IN THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, AND BEING THAT CERTAIN TRACT OF LAND DESCRIBED TO 29.3899 ACRE DEVELOPMENT TRACT, A WARRANTY DEED RECORDED IN VOLUME 87003, PAGE 8509, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000136506.):

BEGINNING AT A "X" CUT FOUND FOR THE WEST CORNER OF SAID 29.3899 ACRE DEVELOPMENT TRACT, SAID POINT LYING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF WINTERGREEN ROAD, HAVING A VARIABLE WIDTH RIGHT-OF-WAY;


THENCE SOUTH 30 DEGREES 53 MINUTES 14 SECONDS EAST, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID GOODE ROAD AND THE NORTHEAST LINE OF SAID 29.3899 ACRE DEVELOPMENT TRACT, A DISTANCE OF 1,827.68 FEET TO A 1/2-INCH REBAR FOUND FOR CORNER, BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 99.08 FEET, A CENTRAL ANGLE OF 90 DEGREES 08 MINUTES 56 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 14 DEGREES 11 MINUTES 14 SECONDS WEST, 140.27 FEET;

THENCE IN A SOUTHERLY DIRECTION WITH THE CURVING WEST RIGHT-OF-WAY LINE OF SAID GOODE ROAD, AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 155.86 FEET TO A 1/2-INCH REBAR FOUND FOR CORNER, SAID POINT LYING ON THE NORTHWEST RIGHT-OF-WAY LINE OF FINN ROAD, HAVING A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE SOUTH 59 DEGREES 21 MINUTES 18 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 29.3899 ACRE DEVELOPMENT TRACT AND WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID FINN ROAD, A DISTANCE OF 575.16 FEET TO THE SOUTH CORNER OF SAID 29.3899 ACRE DEVELOPMENT TRACT, SAME BEING THE EAST CORNER OF LOT 1A, BLOCK 1, YSRC ADDITION, AN ADDITION TO THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 20110008551, PLAT RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 30 DEGREES 13 MINUTES 02 SECONDS WEST, DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID FINN ROAD, WITH THE SOUTHWEST LINE OF SAID 29.3899 ACRE DEVELOPMENT TRACT, A DISTANCE OF 1,830.13 FEET TO THE POINT OF BEGINNING, AND CONTAINING 29.314 ACRES OR 1,276,929 SQUARE FEET OF LAND, MORE OR LESS.

FIELDED BY: BH    DATE: 05/20/2021
DRAWN BY: GLC    REV:
CHECKED BY: MP    REV:
JOB NO. D56689    REV:
SHEET 1 OF 1    REV:
MEETING DATE: September 21, 2023
SUBMITTED BY: Tim Rawlings, Building Official
AGENDA ITEM: I.3.
AGENDA CAPTION: Discuss and consider a request by Drew Donosky of Claymore Engineering (representing the property owner Chris Storm with Sable Realty) for a final plat of the Safe Stop Addition, Lot 1 Block A, 29.314 tract of land located North of Finn Rd. and East of South Interstate-Highway 45, commonly addressed as 725 E Wintergreen Rd.

Background Information

Drew Donosky of Claymoore Engineering (representing property owner Chris Storm) has made an application for a final plat for the Safe Stop parking facility on Wintergreen Rd. that P&Z and Council approved the SUP for a couple of months ago. Staff has reviewed the plat and all comments have been corrected.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Approval

Supporting Documentation and Attachments

1. Final Plat
2. Legal
EXHIBIT "A"
29.314 ACRE TRACT
SITUATED IN THE WILLIAM H. SHELTON SURVEY,
ABSTRACT NO. 1292
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS


BEGINNING AT A "X" CUT FOUND FOR THE WEST CORNER OF SAID 29.3899 ACRE DEVELOPMENT TRACT, SAID POINT LYING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF WINTERGREEN ROAD, HAVING A VARIABLE WIDTH RIGHT-OF-WAY;


THENCE SOUTH 30 DEGREES 53 MINUTES 14 SECONDS EAST, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID GOODE ROAD AND THE NORTHEAST LINE OF SAID 29.3899 ACRE DEVELOPMENT TRACT, A DISTANCE OF 1,827.68 FEET TO A 1/2-INCH REBAR FOUND FOR CORNER, BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 99.06 FEET, A CENTRAL ANGLE OF 90 DEGREES 08 MINUTES 56 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 14 DEGREES 11 MINUTES 14 SECONDS WEST, 140.27 FEET;

THENCE IN A SOUTHERLY DIRECTION WITH THE CURVING WEST RIGHT-OF-WAY LINE OF SAID GOODE ROAD, AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 155.86 FEET TO A 1/2-INCH REBAR FOUND FOR CORNER, SAID POINT LYING ON THE NORTHWEST RIGHT-OF-WAY LINE OF FINN ROAD, HAVING A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE SOUTH 59 DEGREES 21 MINUTES 18 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 29.3899 ACRE DEVELOPMENT TRACT AND WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID FINN ROAD, A DISTANCE OF 575.16 FEET TO THE SOUTH CORNER OF SAID 29.3899 ACRE DEVELOPMENT TRACT, SAME BEING THE EAST CORNER OF LOT 1A, BLOCK 1, YSRE ADDITION, AN ADDITION TO THE CITY OF Hutchins, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 20110085516, PLAT RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 30 DEGREES 13 MINUTES 02 SECONDS WEST, DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID FINN ROAD, WITH THE SOUTHWEST LINE OF SAID 29.3899 ACRE DEVELOPMENT TRACT, A DISTANCE OF 1,830.13 FEET TO THE POINT OF BEGINNING, AND CONTAINING 29.314 ACRES OR 1,276,929 SQUARE FEET OF LAND, MORE OR LESS.

[Diagram and signatures]

FIELDED BY: BH    DATE: 05/20/2021
DRAWN BY: GLC    REV: 
CHECKED BY: MP    REV: 
JOB NO. D56689    REV: 
SHEET 1 OF 1    REV: 

220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM
DRAWN BY: GLC    DATE: 05/20/2021 | JOB NO.: D56689
MINUTES
HUTCHINS PLANNING AND ZONING COMMISSION
August 17, 2023
REGULAR MEETING – 6:00 P.M.

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on August 17th, 2023, at 6:00 p.m. at the Hutchins Community Center Hutchins, Texas 75141.

A. CALL TO ORDER

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

Members Present:  
Chairman Joseph Matthews  
Commissioner Marie Harris  
Commissioner Tod Davis  
Commissioner Harry Gross  
Commissioner Don Pressler – (A)

Members Absent:

B. CITIZEN COMMENTS

No citizens' comments were made.

C. PRESENTATIONS

No presentations were given.

D. CONSENT AGENDA

No items on the consent agenda.

E. PUBLIC HEARINGS
F. REGULAR AGENDA

1. Approval of the June 15, 2023, Minutes

Commissioner Pressler made a motion to approve the June 15, 2023, Minutes. Commissioner Davis seconded the motion. Motion was carried 5-0.

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 Gross seconded the motion. Approved by a 5-0 roll call vote. The meeting was adjourned at 6:02 PM.

APPROVED:

_____________________________
Joseph Matthews
Chairman

_____________________________
Harry Gross
Secretary

_____________________________________________________________________
Recording Secretary