CITY OF HUTCHINS
NOTICE OF PLANNING & ZONING COMMISSION MEETING
Thursday, October 19, 2023 - 6:00 PM
Hutchins City Hall
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, October 19, 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 Elaine Torres with LGI Homes - Texas, LLC for a final plat of Southaven Phase A, LOTS 1-8, 9X, 10-15, 16X, 17-34 BLOCK A; LOTS 1-22 BLOCK B; LOTS 1-29 BLOCK C; LOTS 1-5 BLOCK D; LOTS 1-10 BLOCK E; LOTS
1-36 BLOCK F; OTS 1-18 BLOCK G; LOTS 1-14, 15X BLOCK H; LOTS 1-14 BLOCK I; LOTS 1-26, 27X BLOCK J; LOTS 1-16 BLOCK K; LOT 1-16, 17X BLOCK L; LOTS 1X, 2-39 BLOCK M; LOTS 1X, 2-14, 15X BLOCK N; LOT 1X BLOCK O; LOT 1X, BLOCK T, AND LOTS 1, 2X BLOCK DD, 79.296 tract of land located West of JJ Lemmon Road and South of Langdon Road, addressed as 1600 Lancaster Hutchins Road.

Presented by: Tim Rawlings, Building Official

2. 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 commonly addressed as 1400 Skyline Dr.

Presented by: Tim Rawlings, Building Official

3. Approval of the September 21, 2023 minutes.

Presented by: Tim Rawlings, Building Official

J. ITEMS OF COMMUNITY INTEREST

1. City Council Meeting - November 13, 2023 at 6:30PM.

Presented by: Tim Rawlings, Building Official

2. Planning and Zoning Meeting - November 16, 2023 @ 6:00PM

Presented by: Tim Rawlings, Building Official

K. ADJOURNMENT

CERTIFICATION

I certify that a copy of the October 19, 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 October 12, 2023 before 6:00 p.m.

Haley Taylor
Staff Liaison
AGENDA STAFF REPORT

MEETING DATE: October 19, 2023
SUBMITTED BY: Tim Rawlings, Building Official
AGENDA ITEM: I.1.
AGENDA CAPTION: Discuss and consider a request by Elaine Torres with LGI Homes - Texas, LLC for a final plat of Southaven Phase A, LOTS 1-8, 9X, 10-15, 16X, 17-34 BLOCK A; LOTS 1-22 BLOCK B; LOTS 1-29 BLOCK C; LOTS 1-5 BLOCK D; LOTS 1-10 BLOCK E; LOTS 1-36 BLOCK F; OTS 1-18 BLOCK G; LOTS 1-14, 15X BLOCK H; LOTS 1-14 BLOCK I; LOTS 1-26, 27X BLOCK J; LOTS 1-16 BLOCK K; LOT 1-16, 17X BLOCK L; LOTS 1X, 2-39 BLOCK M; LOTS 1X, 2-14, 15X BLOCK N; LOT 1X BLOCK O; LOT 1X, BLOCK T, AND LOTS 1, 2X BLOCK DD, 79.296 tract of land located West of JJ Lemmon Road and South of Langdon Road, addressed as 1600 Lancaster Hutchins Road.

Background Information

Elaine Torres with LGI Homes - Texas, LLC has submitted a request for the final plat of Southaven Phase A. 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. 35407.0K-FPLT
2. 1600 Lancaster Hutchins Rd
3. 20230906 Southaven Ph A Description
FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community, Report No. 2311-355205, dated July 27, 2000, the property is within Special Flood Hazard Areas. Any public utility, including the City of Hutchins, shall have the right to reconstruct, inspect, patrol, maintain and add to or remove from any Special Flood Hazard Area. This right shall also extend to all or part of its respective systems without the necessity at any time of securing the permission of anyone.

Zone AE - Areas determined to be outside the 0.2% annual chance floodplain.

Zone AE - Areas determined to be outside the 1% annual chance floodplain.

Any public utility, including the City of Hutchins, shall have the right to reconstruct, inspect, patrol, maintain and add to or remove from any Special Flood Hazard Area. This right shall also extend to all or part of its respective systems without the necessity at any time of securing the permission of anyone.

"Any public utility, including the City of Hutchins, shall have the right to reconstruct, inspect, patrol, maintain and add to or remove from any Special Flood Hazard Area. This right shall also extend to all or part of its respective systems without the necessity at any time of securing the permission of anyone."

"Notice: Cutting a portion of the utility's easement to make room for a development of the city, without a prior road and right-of-way agreement and is subject to fines and withholding of utilities and building permits."
ORDINANCE NO. 2021-1121

EXHIBIT "J": FINISHED SITE PLANS

THOMAS FREEMAN SURVEY, ABSTRACT NO. 0453

THOMAS J. WAMPLER SURVEY ABSTRACT NO. 1538

Dallas, Texas 75230

SOUTHAVEN PHASE A

LOT 1-5 BLOCK D; LOTS 1-10 BLOCK E; LOTS 1-36 BLOCK F; LOTS 1-18 BLOCK G; LOTS 1-14, 16, 18 BLOCK H

SOUTHAVEN BOULEVARD

SOUTHAVEN PHASE A

LOT 1-5 BLOCK D; LOTS 1-10 BLOCK E; LOTS 1-36 BLOCK F; LOTS 1-18 BLOCK G; LOTS 1-14, 16, 18 BLOCK H

COTTONWOOD AVENUE

FILED ____________________________________________
VOLUME ____________  PAGE ________________. O.P.R.D.C.T.
FL-6800 NOTE

Noting the Federal Emergency Management Agency, Flood Insurance Rate Map (FIRM), No. 018984-01, executed July 15, 2001, this property is located within Zone AE, Special Flood Hazard Area, base flood elevation determined.

Section 12.06 - The Building Code is to be observed plus any adjacent setback lines that must be followed in the construction of any building or structure so located in this community. This Federal flood statement shall not create any lien against the building or structure or any part thereof in any way endanger or interfere with the construction, maintenance, or efficiency of its systems without the necessity at any time of procuring the permission of anyone; however, any public utility, including the City of Hutchins, may inspect the right-of-way at any time. J. J. Lemon, LLC, is hereby given permission to conduct and maintain its right-of-way without interfering with the construction, maintenance, or efficiency of any building or structure, or any part thereof, constructed on or adjacent to this right-of-way. J. J. Lemon, LLC, as hereinabove noted, is hereby given permission to store and keep any of its streets on the right-of-way, including the City of Hutchins, shall have the right at all times of ingress and egress to any public or private street or road, or to any property within its boundaries, or any part thereof, without interfering with any street or road, or any property within its boundaries, including the property herein above noted, as hereinabove noted, and for the construction, maintenance, or operation of said street or road, and for all purposes. This Federal flood statement shall not create any lien against the building or structure or any part thereof in any way endanger or interfere with the construction, maintenance, or efficiency of its systems without the necessity at any time of procuring the permission of anyone; however, any public utility, including the City of Hutchins, may inspect the right-of-way at any time.
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Road, and the Southeast line of said Robert VanTil tracts (Tracts 2 and 1), distance of 1,160.70 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner.

North 14 degrees 04 minutes 10 seconds East, a distance of 14.16 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner.

South 86 degrees 16 minutes 01 seconds West, a distance of 16.46 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner.

North 30 degrees 51 minutes 36 seconds West, a distance of 60.00 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner.

South 57 degrees 25 minutes 28 seconds West, a distance of 87.70 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 970.00 feet, a central angle of 06 degrees 17 minutes 07 seconds, a chord bearing of North 34 degrees 00 minutes 09 seconds West, and a chord length of 138.70 feet.

South 46 degrees 52 min 07 sec West, a distance of 138.47 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and for the beginning of a circular curve to the left having a radius of 295.00 feet, a central angle of 06 degrees 17 minutes 07 seconds, a chord bearing of South 59 degrees 08 minutes 24 seconds West, a distance of 12.50 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner.

North 57 degrees 25 minutes 28 seconds West, a distance of 87.70 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 970.00 feet, a central angle of 06 degrees 17 minutes 07 seconds, a chord bearing of North 34 degrees 00 minutes 09 seconds West, and a chord length of 138.70 feet.

South 30 degrees 51 minutes 19 seconds West, a distance of 751.92 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner.

North 46 degrees 52 minutes 07 seconds West, a distance of 138.47 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and for the beginning of a circular curve to the left having a radius of 295.00 feet, a central angle of 06 degrees 17 minutes 07 seconds, a chord bearing of South 59 degrees 08 minutes 24 seconds West, a distance of 12.50 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner.

Owner's Certificate of Dedication

Whereas, we, LGI Homes - Texas, LLC, of the first part, having executed and delivered to the City of Hutchins, Texas, a plat for the Point of Beginning:

LGI Homes - Texas, LLC, tract for the POINT OF BEGINNING:

South 59 degrees 08 minutes 24 seconds East, along the Southeast line of said Eleno Madrigal tract, a distance of 1,167.69 feet to a 1-inch square iron pipe found for the

South 31 degrees 14 min 44 sec West, along said corner clip, for a distance of 119.92 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner.

North 59 degrees 08 minutes 24 seconds West, a distance of 12.50 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner.

North 30 degrees 51 minutes 36 seconds West, a distance of 50.00 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner.

North 86 degrees 16 minutes 01 seconds West, a distance of 16.46 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner.

North 30 degrees 51 minutes 36 seconds West, a distance of 60.00 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner.

South 57 degrees 25 minutes 28 seconds West, a distance of 87.70 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner.

North 30 degrees 51 minutes 36 seconds West, a distance of 50.00 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner.

South 59 degrees 08 minutes 24 seconds West, a distance of 12.50 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner.

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South 59 degrees 08 minutes 24 seconds West, a distance of 12.50 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner.
This product is for INFORMATIONAL purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
WHEREAS, We, LGI Homes - Texas, LLC, is the sole owner of a tract of land situated in the THOMAS FREEMAN SURVEY, ABSTRACT NO. 453 and the THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538, in the City of Hutchins, Dallas County, Texas, and being a portion of a tract described in deed to LGI Homes - Texas, LLC as recorded in County Clerk's Instrument No. 202100341224, Official Public Records, Dallas County, Texas, and also being a portion of Cleveland Road as abandoned by City of Hutchins Ordinance No. 2021-1121 as recorded in County Clerk's Instrument No. 202100017656, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8-inch rod found at the North end of a corner clip at the intersection of the Northwest right-of-way of Lancaster-Hutchins Road, a variable width right-of-way, with the Southwest right-of-way of North J. J. Lemmon Street, a 60-foot right-of-way; Thence South 31 deg 14 min 44 sec West, along said corner clip, for a distance of 119.92 feet to a point for corner from which a 5/8-inch iron rod with red plastic cap stamped "KHA" found bears South 42 deg 08 min 19 sec West, a distance of 0.32 feet, said point being the South end of said corner clip and the East corner of said Cleveland Road abandonment; Thence South 31 deg 25 min 33 sec West, continuing along the Northwest right-of-way of said Lancaster-Hutchins Road, and along the Southeast line of said Cleveland Road abandonment, for a distance of 160.73 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner; Thence South 31 deg 21 min 23 sec West, continuing along the Northwest right-of-way of said Lancaster-Hutchins Road, for a distance of 430.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner; Thence South 32 deg 34 min 32 sec West, continuing along the Northwest right-of-way of said Lancaster-Hutchins Road, for a distance of 425.05 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner at the most southeasterly corner of said LGI Homes - Texas, LLC tract for the POINT OF BEGINNING:

THENCE South 32 deg 34 min 32 sec West, continuing along the Northwest right-of-way of said Lancaster-Hutchins Road, and the Southeast line of said LGI Homes - Texas, LLC tract, for a distance of 1,323.83 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

THENCE departing the Northwest right-of-way of said Lancaster-Hutchins Road, over and across said LGI Homes - Texas, LLC tract, the following courses and distances:

North 57 degrees 25 minutes 28 seconds West, a distance of 140.00 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

South 32 degrees 34 minutes 32 seconds West, a distance of 101.34 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 57 degrees 25 minutes 28 seconds West, a distance of 50.00 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 32 degrees 34 minutes 32 seconds East, a distance of 12.49 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 57 degrees 25 minutes 28 seconds West, a distance of 87.70 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner, said point being the beginning of a curve to the right having a radius of 1,265.00 feet, a central angle of 17 degrees 59 minutes 43 seconds, a chord bearing of North 48 degrees 25 minutes 36 seconds West, and a chord length of 395.68 feet;

Along said curve to the right, an arc distance of 397.31 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

South 59 degrees 08 minutes 24 seconds West, a distance of 17.58 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;
North 30 degrees 51 minutes 36 seconds West, a distance of 50.00 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 59 degrees 08 minutes 24 seconds East, a distance of 11.06 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner, said point being the beginning of a curve to the right having a radius of 1,265.00 feet, a central angle of 06 degrees 17 minutes 07 seconds, a chord bearing of North 34 degrees 00 minutes 09 seconds West, and a chord length of 138.70 feet;

Along said curve to the right, an arc distance of 138.77 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 30 degrees 51 minutes 36 seconds West, a distance of 116.51 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

South 59 degrees 08 minutes 24 seconds West, a distance of 12.50 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 30 degrees 51 minutes 36 seconds West, a distance of 60.00 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 59 degrees 08 minutes 24 seconds East, a distance of 137.50 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 14 degrees 08 minutes 24 seconds East, a distance of 14.14 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 30 degrees 51 minutes 36 seconds West, a distance of 133.50 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner, said point being the beginning of a curve to the left having a radius of 270.00 feet, a central angle of 21 degrees 55 minutes 46 seconds, a chord bearing of North 41 degrees 49 minutes 23 seconds West, and a chord length of 102.71 feet;

Along said curve to the left, an arc distance of 103.34 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner, said point being the beginning of a curve to the right having a radius of 330.00 feet, a central angle of 00 degrees 14 minutes 45 seconds, a chord bearing of North 52 degrees 39 minutes 54 seconds West, and a chord length of 1.42 feet;

Along said curve to the right, an arc distance of 1.42 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 86 degrees 16 minutes 01 seconds West, a distance of 16.46 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

South 59 degrees 08 minutes 24 seconds West, a distance of 19.84 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 30 degrees 51 minutes 36 seconds West, a distance of 50.00 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 59 degrees 08 minutes 24 seconds East, a distance of 1.04 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 09 degrees 19 minutes 34 seconds East, a distance of 19.36 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner, said point being the beginning of a non-tangent curve to the right having a radius of 330.00 feet, a central angle of 08 degrees 19 minutes 32
seconds, a chord bearing of North 35 degrees 01 minutes 22 seconds West, and a chord length of 47.91 feet;

Along said non-tangent curve to the right, an arc distance of 47.95 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 30 degrees 51 minutes 36 seconds West, a distance of 167.43 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 75 degrees 51 minutes 36 seconds West, a distance of 14.14 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

South 59 degrees 08 minutes 24 seconds West, a distance of 33.50 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 30 degrees 51 minutes 36 seconds West, a distance of 50.00 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 59 degrees 08 minutes 24 seconds East, a distance of 33.50 feet to a point for corner;

North 14 degrees 08 minutes 24 seconds East, a distance of 14.14 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 30 degrees 51 minutes 36 seconds West, a distance of 220.13 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 76 degrees 13 minutes 40 seconds West, a distance of 14.05 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

South 59 degrees 08 minutes 24 seconds West, a distance of 152.35 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 30 degrees 51 minutes 36 seconds West, a distance of 50.00 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

South 59 degrees 08 minutes 24 seconds West, a distance of 110.00 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 75 degrees 51 minutes 27 seconds West, a distance of 14.14 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 59 degrees 08 minutes 24 seconds East, a distance of 120.00 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 30 degrees 51 minutes 19 seconds West, a distance of 751.92 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

South 58 degrees 59 minutes 38 seconds West, a distance of 120.00 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 14 degrees 04 minutes 10 seconds East, a distance of 14.16 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;

North 58 degrees 59 minutes 38 seconds East, a distance of 65.41 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I. 5714” set for corner;
North 31 degrees 00 minutes 22 seconds West, a distance of 180.65 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner on the Northwest line of said LGI Homes - Texas, LLC tract, and the Southeast line of a tract of land described in deed to Robert VanTil (Tract 2) as recorded in County Clerk's Instrument No. 201100008984, Official Public Records, Dallas County, Texas;

THENCE North 58 deg 59 min 38 sec East, along the Northwest line of said LGI Homes - Texas, LLC tract and the Southeast line of said Robert VanTil tracts (Tracts 2 and 1), distance of 1,160.70 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northwest corner of a tract of land described in deed to Eleno Madrigal, Trustee, as recorded in County Clerk's Instrument No. 201300323523, Official Public Records, Dallas County, Texas;

THENCE South 30 deg 51 min 19 sec East, departing the Southeast line of said Robert VanTil tract (Tract 1), along the Southwest line of said Eleno Madrigal tract, a distance of 1,167.69 feet to a 1-inch square iron pipe found for the Southwest corner of said Eleno Madrigal tract;

THENCE North 59 deg 05 min 10 sec East, along the Easterly Northwest line of said LGI Homes - Texas, LLC tract and the Southeast line of said Eleno Madrigal tract, a distance of 1,222.19 feet to a 1/2-inch iron rod set for corner, said point being South 59 deg 05 min 10 sec West a distance of 261.41 feet from a 3/8-inch iron rod found at the Southeast corner of said Eleno Madrigal tract on the Southwest right-of-way of said North J. J. Lemmon Street;

THENCE departing the southeast line of said Eleno Madrigal tract, and along the southeast line of said LGI Homes - Texas, LLC tract the following courses and distances:

South 01 deg 53 min 16 sec West, a distance of 257.51 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner:

South 26 deg 53 min 15 sec West, a distance of 593.99 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner:

South 46 deg 52 min 07 sec West, a distance of 138.47 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner:

South 16 deg 52 min 07 sec West, a distance of 311.91 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and for the beginning of a circular curve to the left having a radius of 970.00 feet, a central angle of 06 degrees 35 minutes 06 seconds, a chord bearing of South 70 degrees 03 minutes 15 seconds East, and a chord length of 111.42 feet;

Along said curve to the left, an arc distance of 111.42 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

South 73 deg 20 min 48 sec East, a distance of 225.53 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 69 deg 36 min 43 sec East, continuing along said LGI Homes - Texas, LLC line, for a distance of 39.91 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 79.296 acres or 3,454,151 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 15th day of September, 2020, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.
MEETING DATE: October 19, 2023
SUBMITTED BY: Tim Rawlings, Building Official
AGENDA ITEM: I.2.
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 commonly 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
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)
A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on September 21, 2023, 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 Davis gave the invocation.
The pledge of allegiance was performed.

Members Present:
Chairman Joseph Matthews
Commissioner Marie Harris
Commissioner Harry Gross
Commissioner Don Pressler

Members Absent:
Commissioner Tod Davis

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 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 tracts of land located North of E. Wintergreen Rd, East of Bluffview Dr. commonly addressed as 1400 Skyline Dr.

Commissioner Gross made a motion to table this item to the October 19, 2023, Planning and Zoning Meeting. Commissioner Harris seconded the motion. Motion carried 4-0.

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.

Commissioner Harris motioned to approve the preliminary plat request by Drew Donosky. Commissioner Gross seconded the motion to approve. Motion carried 4-0.

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.

Commissioner Gross motioned to approve the final plat request by Drew Donosky. Commissioner Harris seconded the motion to approve. Motion carried 4-0.

4. Approval of the August 17, 2023, Minutes

Commissioner Gross motioned to approve the August 17, 2023, minutes. Commissioner Pressler seconded the motion to approve. Motion carried 4-0.

5. Discuss and consider the election of a new Chairman, for a one-year term ending July 2024.

Commissioner Harris motioned to elect Joseph Matthews as the Chairman. Commissioner Pressler seconded the motion. Motion carried 4-0.

6. Discuss and consider the election of a new Vice Chairman, for a one-year term ending in July 2024.

Commissioner Matthews motioned to elect Marie Harris as the Vice Chairman. Commissioner Pressler seconded the motion. Motion carried 4-0.
7. Discuss and consider the election of a new Secretary, for a one-year term ending July 2024.

Commissioner Pressler motioned to elect Harry Gross as the Secretary. Commissioner Harris seconded the motion. 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 Gross seconded the motion. Motion approved by a 4-0 roll call vote. The meeting was adjourned at 6:45 PM.

APPROVED:

_____________________________
Joseph Matthews
Chairman

_____________________________
Harry Gross
Secretary

______________________________
Recording Secretary