



## Zoning Application

- ☐ General Zoning Request  
☐ Standard Zoning or Rezoning  
☐ Planned Development  
☐ Site Plan - New or Amended  
☐ Planned Development Concept Plan - New or Amended  
☒ SUP  
PROPERTY INFORMATION

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

FILE NO: 24-07

Address/Location: 1005 IH 20		Existing Use: Commercial
Lot(s): U WUTHRICK ABST 1518 PG 030 TR 1.1	Block: 1518 PG 030 TR 1.1	Current Zoning: LI
# of Acres: 83.3691	# of Lots:	# of Units:

## APPLICANT INFORMATION

Name: American Tower Corporation		Company:	
Mailing Address: 10 Presidential Way			
City: Woburn	State: MA	Zip: 01801	
Phone: 205-443-3429	Fax:	Email: hcarrico@craftongroup.com	

## OWNER INFORMATION

Name: Diann Slaton & Patti Luttrell		Company:	
Mailing Address: 9727 Stone River Cir			
City: Dallas	State: TX	Zip: 75231	
Phone:	Fax:	Email:	

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

## ZONING APPLICATION SUBMITTAL REQUIREMENTS

(See Fee Schedule For All Amounts)

Fee: \_\_\_\_\_

☒ Concept Plan 24"x36", 4 copies (folded)

☒ Site Plan / Concept Plan Checklist

☒ Legal Description

☒ Letter stating reason for request

☒ CD of electronic version (pdf) of proposed plans

**APPLICANT AUTHORIZATION:**

☐

I will represent the application myself; or

☒

I authorize Hope Carrico - Crafton Communications (name of applicant) to represent this application on my behalf. The named applicant shall be the principal person for responding to all requests and to attend all meetings.

Owner's Signature: Diann T Slaton

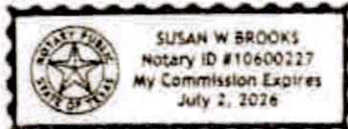
Date: 7-10-24

STATE OF TEXAS

COUNTY OF: DALLAS

BEFORE ME, a Notary Public, on this day personally appeared Diann T Slaton the above signed, who, under oath, stated the following: "I hereby certify that I am the owner or authorized corporate representative for the purposes of this application; that all information submitted herein is true and accurate."

Subscribed and sworn to before me this 10<sup>th</sup> day of July, 2024



Susan W Brooks  
Notary Public in and for the State of Texas

This application is not considered accepted by the City until the Building Official or his designee has signed below.

CITY OF HUTCHINS:

Acknowledged By: [Signature]

Date: 7/29/24

**APPLICANT AUTHORIZATION:**

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

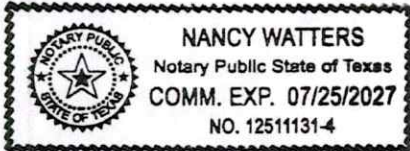
Owner's Signature: Patti Luttrell Date: 7/10/24

STATE OF TEXAS

COUNTY OF: Gregg

BEFORE ME, a Notary Public, on this day personally appeared Patti Luttrell  
the above signed, who, under oath, stated the following: "I hereby certify that I am the owner or authorized corporate representative for the purposes of this application; that all information submitted herein is true and accurate."

Subscribed and sworn to before me this 10<sup>th</sup> day of July, 20 24.



Nancy Watters  
Notary Public in and for the State of Texas

This application is **not** considered accepted by the City until the Building Official or his designee has signed below.

CITY OF HUTCHINS:

Acknowledged By: [Signature] Date: 7/29/24





City of Hutchins TX  
321 N Main  
Hutchins, TX 75141

July 26, 2024

Re: Site Number: 211934 CTDR-C0186

To whom it may concern,

American Tower Corporation is making application for a Special Use Permit for the construction of a wireless telecommunications facility in the City of Hutchins TX.

**Narrative:**

American Tower Corporation (ATC) currently operates a 126' tall tower and wireless telecommunications facility located at 1220 Langdon Road where the lease for the facility has expired. Therefore, in order to provide its tenants a platform to operate their wireless telecommunications networks and provide communications service and essential life safety network capacity, ATC must install a new tower near the tower to be dismantled. In this effort, ATC has secured an interest in a property located at 1005 IH 20 for a long term lease and construction of a 126' tall tower and wireless telecommunications facility. The new tower facility will be substantially similar to the existing facility and will be built to accommodate all the major wireless communications carriers. The tower will be a galvanized steel monopole designed to code and placed within a fenced and secured compound. Construction of the facility will begin within the next six to twelve months.

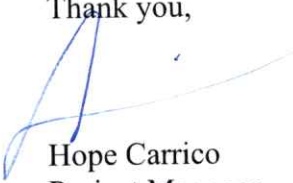
The proposed tower will be installed in the LI zoning district. As this district stipulates a maximum height of 60', we are submitting for the SUP to allow for the 126' cell tower. The additional height is required to maintain the level service the carriers are able to provide on the existing tower.

American Tower Corporation will utilize the existing gravel driveway on the north side of Langdon Road across from Buena Vida Wy, and will be requesting relief from the concrete driveway requirement.

The landowner has requested the tower be situated at the back of the property. We are requesting relief from the rear set back requirement as the property backs up to City of Dallas water and the interstate.

If you have any questions, please do not hesitate to call and / or email me. I can be reached at 205-443-3429 or via email to [hcarrico@craftongroup.com](mailto:hcarrico@craftongroup.com).

Thank you,



Hope Carrico  
Project Manager