

PAID

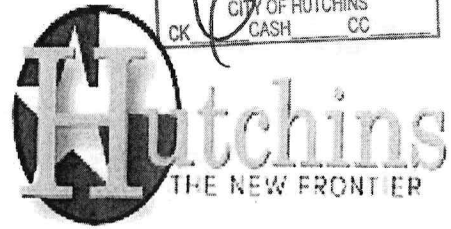
JUL 29 2024

CITY OF HUTCHINS
CASH CC**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: 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)

☒ 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

Fee: _____

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: _____ Date: _____

STATE OF TEXAS

COUNTY OF: _____

BEFORE ME, a Notary Public, on this day personally appeared _____
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 _____ day of _____, 20 _____.

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: _____ Date: _____

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.

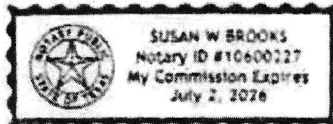
Owner's Signature: Diann T Slaton Date: 7-10-24

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 10th 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: _____

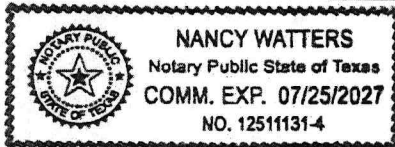
Date: 7/10/24

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 10th 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: _____

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.

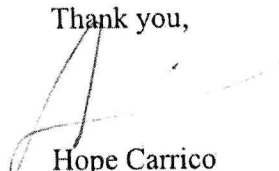
The proposed tower will be installed in the LI zoning district. As this district stipulates a maximum height of 60', we are submitting for the SUP to allow for the 126' cell tower. The additional height is required to maintain the level service the carriers are able to provide on the existing tower.

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.

Thank you,



Hope Carrico
Project Manager

LEGAL DESCRIPTION OF 81.76 ACRES, OWNED BY DIANN TESSMAN SLATON AND PATTI TESSMAN LUTTRELL, TO BE REZONED:

LEGAL DESCRIPTION – 81.76 ACRES

BEING a 4,691 ,572 square feet or a 107.704 acre tract of land situated in the U. Wuthrick Survey, Abstract No. 1518, City of Hutchins, Dallas County, Texas and being part of a tract of land conveyed to Diann Tessman Slaton by Gift Warranty Deed recorded on October 17, 1996, said tract described in deed to Montell O. Tessman recorded in Volume 941 19, Page 4890, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a set 5/8 inch iron rod for a corner at the intersection of the southeast line of Interstate Highway 20 (LBJ Freeway, a variable width right of way) with the northeast line of the H&T Railroad right of way (a 100 foot right of way);

THENCE, the following courses and distances with the southeast line of IH 20:



N 58 °47'59" E, a distance of 274.09 feet to a point;



N 51 °26'24" E, a distance of 1,210.20 feet to a found TXDOT right of way monument for a corner;



N 58 °47 '59" E, a distance of 1 ,098.28 feet to a found TXDOT right of way monument for a corner;



N 50°58'14" E, a distance of 403.76 feet to a found TXDOT right of way monument for a corner;



N 58°47'59" E, a distance of 2,600.00 feet to a found TXDOT right of way monument for a corner;

N 66°07'34" E, a distance of 352.88 feet to a found TXDOT right of way monument for a corner;



N 60°00'02" E, a distance of 1,056.59 feet to a point for a corner;



N 67°49'37" E, a distance of 679.20 feet to a point for a corner, said point being the northwest corner of a called 6.0 acre tract of land conveyed to the City of Hutchins by deed recorded in Volume 4473, Page 440, Deed Records of Dallas County, Texas;

THENCE, S 57°52'26" E, departing the southeast line of Interstate Highway 20 and with the southwest line of the 6.0 acre tract, a distance of 604.27 feet to a set 5/8 inch iron rod for a corner at the southwest corner of the said 6.0 acre tract southwest corner of the said 6.0 acre tract and in the northwest line of a called 109.60 acre tract conveyed to Moore Industrial Disposal by deed recorded in Deed Records, Dallas County, Texas;

THENCE, S 59°33'05" W, passing a called distance of 1017.28 feet the northwest corner of the said 109.60 acre tract and the northeast line of Langdon Drive (a variable width right of way), continuing with the northwest line of Langdon Drive, in all a distance of 7,953.67 feet to a set 5/8 inch iron rod for a corner at the intersection of the northwest line of Langdon Drive with the northeast line of the above said H&T Railroad right of way;

THENCE, N 26°37'14" W, departing the northwest line of Langdon Drive and with northeast line of the said H&T Railroad right of way, a distance of 400.59 feet to the Point of Beginning.



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR ORIGINAL SETS FOR WHICH THEY ARE PREPARED, ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE PROJECT FOR WHICH THEY WERE SPECIFICALLY PROVIDED OR THE IMPLIED CONSENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER. WHETHER OR NOT THE PROJECT IS EXECUTED, NEITHER THE PROJECT NOR THE DRAWINGS OR SPECIFICATIONS OR SITE CONSTRUCTION REVIEW OF THIS PROJECT OR CONSTRUCTION MUST VERIFY ALL DIMENSIONS AND POSITIONS OF AMERICAN TOWERS OR ANY SUBSTRUCTURES AND/OR FOUNDATIONS. THE LATEST VERSION ON FILE WITH AMERICAN TOWER SHALL BE THE AUTHORITY.

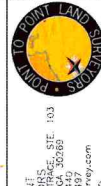
REV.	DESCRIPTION	BY	DATE
1/0	INITIAL RELEASE		AUG 05/07/24

ATC SITE NUMBER:
211934
ATC SITE NAME:
STRELO CTD
C0186C-TX

JULRICH WUTHRICH SURVEY, ABSTRACT NO. 1518
SITE ADDRESS: 1005 INTERSTATE HIGHWAY 20
HUTCHINS, DALLAS COUNTY, TX 75141



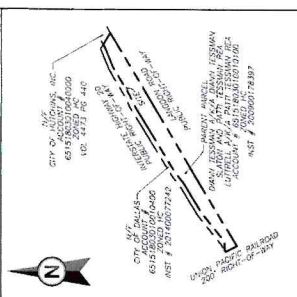
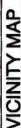
DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION. THE ORIGINAL DATA (COORDINATES) ARE IN THE TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE EXPRESSED AS DEGREES, MINUTES AND SECONDS. THE HIGHEST POINT OF THE SURVEY IS THE NEAREST POINT OF THE SURVEY. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF NORTH AMERICAN DATUM OF 1983 AND ARE DETERMINED TO THE NEAREST MILLIMETER OF A FOOT.



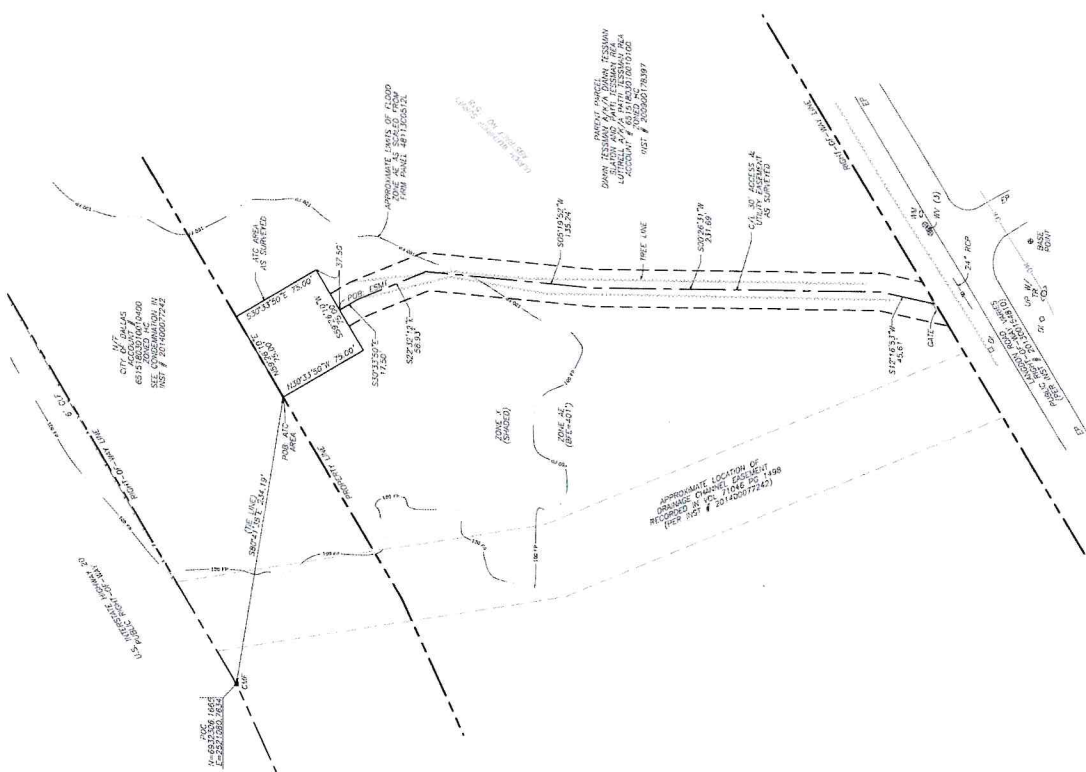
DRAWN BY:	AJT
APPROVED BY:	JKL
DATE DRAWN:	05/07/2024
TC JOB NO:	211024

*RAWLAND
ALTA SURVEY

SHEET NUMBER: V-101	REVISION: 0
SHEET 1 OF 3	



PARENT PARCEL



GNSS NOTES

THE FOLLOWING ONDS STATISTICS UPON WHICH THIS
CONFIDENCE LEVEL WAS BASED WERE PRODUCED AT THE 95%
CONFIDENCE LEVEL:

SCALE: 1"=100' (11x17)
1"=50' (22x34)

SURVEYOR'S CERTIFICATE

TO: AMERICAN TOWER CORPORATION AND TOWER TITLE OF TEXAS, LLC COMPANY:

TABLE 10-1000
C5/07/2024

SURVEYOR'S NOTES

[illegible]

ONING INFORMATION

ZONE: HC (HIGHWAY COMMERCIAL)

LEGAL DESCRIPTION

BEING IN THE URBIC WITHPOH SURVEY, ABSTRACT NO. 1518, DALLAS COUNTY, TEXAS. DEAN TESMAN A/K/A DANN TESMAN SLATCH AND PART, TESMAN REA LUTTRELL, INSTRUMENT NO. 200905078397, DALLAS COUNTY RECORDS, AND BEING MORE

A POINT;
A POINT;
A POINT;
A POINT;
A POINT AND THE POINT OF BEGINNING
3. NORTH CENTRAL ZONE.
AGE 5573; MUSEUM ON 1573.

D. MEASURING IN FEET BACK SIDE OF CENTRIFUGAL PUMP AND BEING IN THE UPRIGHT POSITION TO BE POSITIONED IN THE UPRIGHT POSITION IN THE TESSMAN A/V/A LUTHELL A/V/A PAIT ISSAAN A/V/A AS RECORDED IN INSTRUMENT DATA. THE ABOVE WERE PARTICULARLY DESCRIBED BY THE FOLLOWING EXTERIOR DATA: A CONCRETE MONUMENT FOUND ON THE SOUTH-EASTERN, GRID-OF-WAY LINE OF THE GRID ROAD, 80' SOUTH, 10' WEST, CENTRAL ZONE, VALUE IN 692508 1405. THE MONUMENT WAS 75.00 FEET TO A POINT, THENCE, SOUTH 33.30° EAST, 75.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING. THE MONUMENT WAS 17.50 FEET TO A POINT.

THE ENDING AT A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF LONDON

1. NORTH CENTRAL ZONE.

[illegible]

DISTRICT _____



0 100' 200'

SCALE: 1"=100' (11x17)
1"=50' (22x34)

















EXISTING STORM DRAIN LINE
EXISTING OVERHEAD WIRE
EXISTING GROUND SPACE


$\beta = 0.05, 0.1, 0.2, 0.5, 1, 2, 5, 10, 20, 50, 100$

EXISTING

EXISTING

LEGEND

	EXISTING PROPERTY
	EXISTING ADJ. PROPERTY
	EXISTING EASEMENT
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING TREELINE
	EXISTING CHAINLINK FENCE
	EXISTING BUILDING
	EXISTING STORM DRAIN
	EXISTING ROAD (DIRT)
	EXISTING ROAD (STONE)
	EXISTING ROAD (PAVED)
	EXISTING CONCRETE
	EXISTING LEASE AREA
	EXISTING OVERHEAD WIRE
	EXISTING UTILITY POLE





AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: F-4274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND REPRODUCTION FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY ARE PREPARED, ANY USE OR DISCLOSURE OF ANY KIND, IN ANY MANNER, WITHOUT THE WRITTEN CONSENT OF AMERICAN TOWER IS STRICTLY PROHIBITED. THESE DRAWINGS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER. THE ARCHITECT NOR THE ENGINEER WILL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK OF ANY DISCREPANCIES. ANY PRIOR VERSION OF THIS DOCUMENT IS HEREBY SUPERSEDED BY THIS LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
1	PRELIM	PN	06/13/24

ATC SITE NUMBER:

211934

ATC SITE NAME:
STRELO CTR-C0186C-
TX

SITE ADDRESS:

100
HUTCHINS, TX 75141-0001

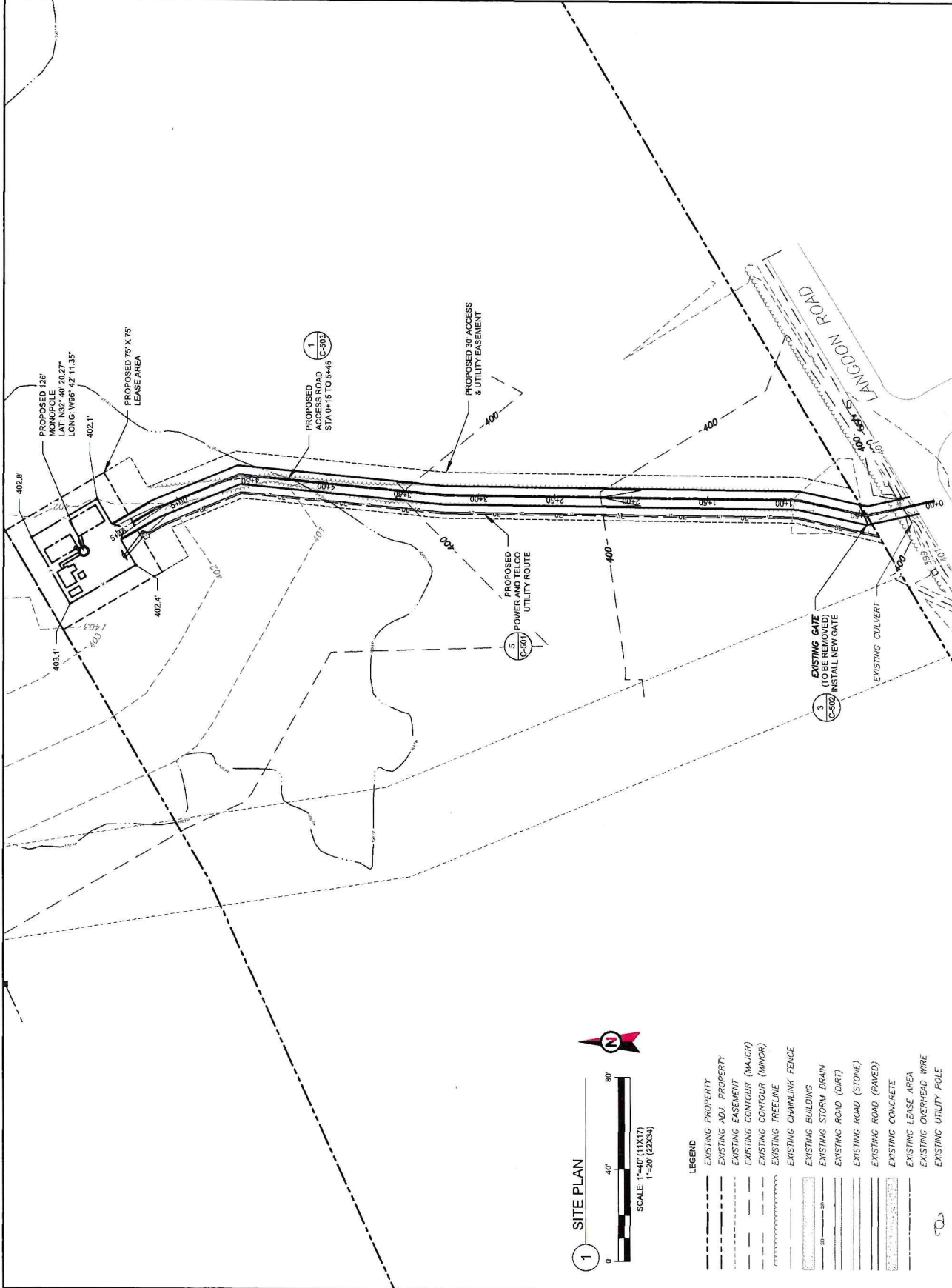
SEAL:

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

DATE DRAWN:	06/13/24
ATC JOB NO:	14869435_D6
OPS JOB NO:	14183568
ATC LEGACY #:	410245

SITE PLAN

SHEET NUMBER:	REVISION:
C-201	A





THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE VISIT AND SHALL NOT BE REPRODUCED OR COPIED FOR ANY OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS COMPLETED. THE USER OF THESE DRAWINGS SHALL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR VERSIONS OF THIS DOCUMENT ARE SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	06/13/24
△			
△			
△			
△			

ATC SITE NUMBER:
211934

ATC SITE NAME:
STRELO CTDR-C0186C-
TX

SITE ADDRESS:
TBD
HUTCHINS, TX 75141-0001

SEAL:

PRELIMINARY:
NOT FOR
CONSTRUCTION

DATE DRAWN:	06/13/24
TC JOB NO:	14869435_D6
PPS JOB NO:	14183588
TC LEGACY #:	410245

COMPOUND PLAN

SHEET NUMBER: C-401	REVISION: A
-------------------------------	-----------------------

