



**Chairman Harry Gross
Commissioner Tod Davis
Commissioner Marie Harris
Commissioner James Spence
Commissioner Joseph Matthews
Commissioner Michelle Sparks – Alt.**

**Hutchins City Hall
321 N. Main Street
Hutchins, TX 75141
www.cityofhutchins.org**

**MINUTES
HUTCHINS PLANNING AND ZONING COMMISSION
MAY 21, 2020
REGULAR MEETING – 6:00 P.M.
VIA TELEPHONE AND VIDEO CONFERENCE**

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on May 21, 2020 at 6:00 p.m. at City Hall, 321 N. Main St., Hutchins, Texas, 75141, by telephone or video conference.

A. CALL TO ORDER.

Chairman Gross called the meeting to order at 6:00 p.m.
Commissioner Spence gave the invocation
Pledge of Allegiance was performed

Members Present:

Chairman Harry Gross
Commissioner Marie Harris
Commissioner James Spence
Commissioner Tod Davis
Commissioner Joseph Matthews

Members Absent:

Commissioner Michelle Sparks – Alt

B. CITIZEN COMMENTS: None

C. CONSENT AGENDA:

- 1. Approval of the February 13th, 2020 Special Called Meeting Minutes**
- 2. Approval of the February 20th, 2020 Regular Held Meeting Minutes**

Commissioner Matthews made the motion seconded by Commissioner Harris to approve the consent agenda items as presented. All in favor, the motion carried 5 – 0.

D. PUBLIC HEARINGS

- 1. Conduct a Public Hearing for a request by Warner Land Advisors to amend the Camden Gateway at Hutchins Planned Development, located along the north side of Lancaster-Hutchins Road and west of J.J. Lemmon Road, at 1610 Lancaster-Hutchins Road.**

Public Works Director Charles Brewer presented the proposed changes, submitted staff concerns including issues with Cleveland Road and recommended changes in the minimum dwelling size. Preston Walhood, Warner Land Advisors, introduced Bill Winkelmann, Winkelmann and Associates, engineer with the original Camden Project now working with Warner Land Advisors. Mr. Walhood gave a presentation that included a revised concept plan and explained the inconsistency with the square footage in the Planned Development. Commissioner Harris asked about the entrances and exits to Lancaster-Hutchins Road. Mr. Walhood confirmed there were three and Mr. Winkelman stated that Madrigal Drive could be another option if the property gets developed. Commissioner Spence asked about groundbreaking date and will there be model homes be available to buy immediately.

Chairman Gross opened the public hearing at 6:32 p.m. With there being nobody registered to speak, the public hearing was closed at 6:33 p.m.

E. REGULAR AGENDA

- 1. Discuss and consider a request by Warner Land Advisors to amend the Camden Gateway at Hutchins Planned Development, located along the north side of Lancaster-Hutchins Road and west of J.J. Lemmon Road, at 1610 Lancaster-Hutchins Road.**

Mr. Walhdood formally requested approval and a recommendation to the City Council for approval.

Commissioner Harris made a motion seconded by Commissioner Matthews a recommendation of approval to the City Council to Warner Land Advisor's request to amend the Camden Gateway at Hutchins Planned Development Ordinance No. 2018-1068 to establish the minimum dwelling unit area requirement for dwelling within the Camden Gateway at Hutchins development site as being 1,250 sq. ft. as established for dwellings in the Single-Family Residential 7 (SF-7) zoning districts; and amend the Concept and Open Space Plans to show Cleveland Road as not being an arterial street that continues through this development site into the city of Dallas. All in favor, the motion carried 5 – 0.

- 2. Discuss and consider a request by Kimley Horn for a Site Plan of the Wilwash Truck Wash located at 2000 S IH 45.**

Building Official Tim Rawlings presented the item and staff's recommendation for approval. Commissioner Matthews expressed his concerns with entrances and his concern with truck traffic on Goode Road. Commissioner Spence expressed his concern with traffic from Love's Truck Stop and truck stop and washes and women visiting the truck stops.

Jeffrey Dolian, Civil Engineer with Kimley Horn, spoke on behalf of the applicant. Mr. Dolian addressed the truck traffic concerns, large turnaround lanes and clarified that the truck wash will have a one-way entrance on the East and exist to the West. Commissioner Harris asked about fencing. Building Official Rawlings stated the requirements of the SUP will be addressed during the permitting process.

Commissioner Matthews made a motion seconded by Commissioner Davis to approve the Site Plan of the Wilwash Truck Wash located at 2000 S. IH 45. All in favor, the motion carried 5 – 0.

- 3. Discuss and consider a request by Joel Howard for a Preliminary Plat of the 922 Vanderbilt Addition Lot 1, Block A, located at 922 Vanderbilt Rd (unincorporated Dallas County).**

Commissioner Harris made a motion seconded by Commissioner Davis to approve the Preliminary Plat of the 922 Vanderbilt Rd Addition Lot 1, Block A, located at 922 Vanderbilt Rd. All in favor, the motion carried 5 – 0.

- 4. Discuss and consider a request by Joel Howard for a Final Plat of the 922 Vanderbilt Addition Lot 1, Block A, located at 922 Vanderbilt Rd (unincorporated Dallas County).**

Commissioner Matthews made a motion seconded by Commissioner Davis to approve the Final Plat at 922 Vanderbilt Road. All in favor, the motion carried 5 – 0.

- 5. Discuss and consider a request by Gorrondona & Associates, Inc for a Preliminary Plat of the FedEx Addition Lot 1, Block 1, located at 1101 E Cleveland Rd.**

Commissioner Matthews made a motion seconded by Commissioner Harris to approve the Preliminary Plat of the Fed Ex Addition Lot 1, Block 1 located 1101 E. Cleveland Rd. All in favor, the motion carried 5 – 0.

- 6. Discuss and consider a request by Gorrondona & Associates, Inc for a Final Plat of the FedEx Addition Lot 1, Block 1, located at 1101 E Cleveland Rd.**

Commissioner Davis made a motion seconded by Commissioner Matthews to approve a Final Plat of the FedEx Addition Lot 1, Block 1, located at 1101 E. Cleveland Road. All in favor, the motion carried 5 – 0.


- 7. Discuss and consider a request by ALMC Holdings, LLC for a Preliminary Plat of the ALMC Addition Lots 1 and 2, Block 1 located at 1511 Fulghum Rd (unincorporated Dallas County).**

Commissioner Harris made a motion seconded by Commissioner Matthews to approve the Preliminary Plat of the ALMC Addition Lots 1 and 2, Block 1 located at 1511 Fulghum Road. All in favor, the motion carried 5 – 0.

F. ADJOURN

Commissioner Davis made a motion seconded by Commissioner Harris to adjourn the meeting. All in favor, the motion carried 5 – 0. Meeting adjourned at 7:22 p.m.

APPROVED:


Harry B. Gross, Sr.
Chairman


Marie Harris
Secretary


Recording Secretary