



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

Mayor Mario Vasquez
Mayor Pro Tem Raymond Elmore
Councilmember Brenda Campbell
Councilmember Dominic Didehbani
Councilmember Steve Nichols
Councilmember Demarcus Odom

**CITY OF HUTCHINS
NOTICE OF CITY COUNCIL MEETING
Monday, April 18, 2022 - 6:30 PM
Hutchins Community Center
500 W. Hickman St., Hutchins, Texas**

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Regular Meeting of the Hutchins City Council to be held on Monday, April 18, 2022 at 6:30 p.m. at the Hutchins Community Center located at 500 W. Hickman St, Hutchins, Texas, at which time the following items will be discussed and considered:

The following social distancing protocols will be in effect at the Hutchins Community Center.

- **The maximum number of occupants allowed at this location is fifteen (15).**
- **Maintain at least six (6) feet apart from other members of the public and city staff.**
- **Temperature Checks Upon Entry – everyone entering will have a no-touch thermometer scan.**
- **Sanitize hands upon entering and exiting the building. A sanitizing station will be available.**
- **Citizens are not allowed to congregate in the Community Center or on the property during or after the meetings.**

As authorized by Section 551.071 of the Texas Government Code, the city council 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:** *The Mayor will call the meeting order and declare a quorum.*
1. *Roll Call*
 2. *Invocation*
 3. *Pledge of Allegiance*
- B. CITIZEN COMMENTS** - This agenda item provides an opportunity for citizens to address the City Council on any matter that is not posted on the agenda. Anyone wishing to address the City Council should complete a Citizen Comments Form and submit it to the City Secretary prior to the start of the City Council meeting. There is a three (3) minute time limit for each citizen to speak. However, in accordance with the Texas Open Meetings Act, the City Council cannot discuss issues raised or make any decision at this time.
- C. CONSENT AGENDA** - *All items presented in the Consent Agenda require no deliberation by the*

Council. Each Council member has the opportunity of removing an item from this agenda so that it may be considered separately.

D. PRESENTATIONS

1. January and February Financial Reporting

E. PUBLIC HEARINGS

1. Conduct a Public Hearing to consider a request by applicant Bill Sanchez (representing property owner Cindy D. Lugo) to replat the 35.894 acre tract of land in the City of Hutchins, Texas. Property is legally described as being Lot 1, Block 1, Richard Adams Addition and a portion of that certain tract of land conveyed to KLMN Ranch, LLC, in a special warranty deed recorded in Instrument No. 2021200241999 of the Official Public Records of Dallas County, Texas, and a 1.477 acre tract of land in the George Marshall Survey No. 5, Abstract No. 984, Dallas County, Texas. (1349 E. Cleveland Road).

Presented by: Tim Rawlings, Building Official

2. Conduct a Public Hearing for a request by applicant Ben Sanchez (representing the property owner Cindy D. Lugo) for a Zoning Change from Single-Family Residential 10 (SF-10) to Light Industrial (LI) for the 37.027 acre tract of land, located South of E Langdon Rd., and more commonly described as 1349 E Cleveland Rd.

Presented by: Tim Rawlings, Building Official

3. Conduct a Public Hearing for a request by Bill Sanchez (representing the property owner Cindy D. Lugo) for a specific use permit (SUP) to allow the use of "Parking Lot, Trucks and Trailers" in the Light Industrial (LI) district for the property located at 1349 E Cleveland Rd.

Presented by: Tim Rawlings, Building Official

4. Conduct a public hearing on the need to continue Section 8.08 of the Hutchins Code of Ordinances, imposing a curfew for juveniles and consider an ordinance continuing the curfew regulations in effect.

Presented by: Steve Perry, Police Chief

F. REGULAR AGENDA

1. Discuss and consider Resolution R2022-1009 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING THE REPLAT OF A "35.89 ACRE TRACT OF LAND BEING LOT 1, BLOCK 1, RICHARD ADAMS ADDITION AND THAT CERTAIN TRACT OF LAND CONVEYED TO KLMN RANCH LLC IN SPECIAL WARRANTY DEED INSTRUMENT NO. 2021200241999, AND A 1.477 ACRE TRACT OF LAND BEING THE GEORGE MARSHALL SURVEY NO. 5, ABSTRACT NO. 984" WITH SAID REPLAT BEING TITLED "42 ADDITION, LOTS 1A, 2 AND 3, BLOCK 1"; AND PROVIDING FOR AN EFFECTIVE DATE.

Presented by: Tim Rawlings, Building Official

2. Discuss and consider Ordinance 2022-1143 OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF HUTCHINS, TEXAS; APPROVING A CHANGE IN ZONING FROM SINGLE-FAMILY RESIDENTIAL 10 (SF-10) TO LIGHT INDUSTRIAL (LI) ON AN 37.027 ACRE TRACT OF LAND LEGALLY DESCRIBED AS BEING LOT 1A, LOT 2 AND LOT 3, BLOCK 1, 42 ADDITION (1349 E. CLEVELAND ROAD, HUTCHINS, TEXAS) .

Presented by: Tim Rawlings, Building Official

3. Discuss and consider Ordinance 2022-1144 OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF HUTCHINS, TEXAS; GRANTING A SPECIFIC USE PERMIT (SUP) TO BEN SANCHEZ OF PARKHILL (REPRESENTING THE OWNER CINDY LUGO) IN ORDER TO ESTABLISH AND OPERATE A "PARKING LOT, TRUCKS AND TRAILERS" FACILITY ON

A 37.027 ACRE TRACT OF LAND LEGALLY DESCRIBED AS BEING LOT 1A, LOT 2 AND LOT 3 BLOCK 1 42 ADDITION (1349 E. CLEVELAND ROAD, HUTCHINS, TEXAS)

Presented by: Tim Rawlings, Building Official

4. Discuss and consider Ordinance 2022-1145 OF THE CITY OF HUTCHINS, TEXAS AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 8 TITLED "NUISANCES AND OFFENSES" BY ADDING ARTICLE 8.06 TITLED "CURFEW HOURS FOR MINORS".

Presented by: Steve Perry, Police Chief

5. Discuss and consider Resolution R2022-1010 awarding bids for the Quail Run Sidewalk Project; authorizing the City Administrator to execute an agreement with the apparent low bidder in an amount not exceeding \$180,327.00; authorizing the city administrator to execute the agreement; authorizing the expenditure of said funds from FY 2021-2022 budget/street construction fund; and providing for an effective date.

Presented by: Robert McWayne, Interim Public Works Director

6. Discuss and consider Resolution R2022-1011 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACTUAL AGREEMENTS RELATED TO FINANCIAL SERVICES WITH ELIZABETH SANDERS SAEGERT; APPROPRIATING FUNDS FROM FISCAL YEAR 2021 - 2022 BUDGET; AND ESTABLISHING AN EFFECTIVE DATE.

Presented by: James Quin, City Administrator

G. ITEMS OF COMMUNITY INTEREST

1. Joint Meeting of the Atwell Public Library Board and Parks and Recreation Board, Tuesday, April 19, 2022, at 6:30 p.m. at the Hutchins Community Center, 500 W. Hickman St., Hutchins, Texas.
2. Planning and Zoning Commission meeting, Thursday, April 21, 2022, at 6:00 p.m. at the Hutchins Community Center, 500 W. Hickman St., Hutchins, TX 75141.
3. National Prescription Drug Take-Back April 30, 2022, from 9 am - 5 pm at the Public Safety Building located at 550 W. Palestine, Hutchins, TX.

Presented by:

4. **May 7, 2022, Hutchins General Election - Early Voting by Personal Appearance**

City Hall Council Chambers, 321 N. Main Street:

Monday, April 25 - Saturday, April 30 from 8:00 a.m. - 5:00 p.m.

Sunday, May 1 from 12:00 p.m. - 6:00 p.m.

Monday, May 2 and Tuesday, May 3 from 7:00 .m. - 7:00 p.m.

Registered voters of Dallas County can vote at any Dallas County voting center. For more information go to www.dallascountyvotes.org

5. **EFFECTIVE TUESDAY, MAY 3, 2022, and until further notice, all City Council and Boards and Commission meetings, with the exception of Hutchins EDC Board, will be held in the Hutchins City Hall Council Chamber located at 321 N. Main Street, Hutchins, Texas.**
6. Parks and Recreation Board meeting, Tuesday, May 3, 2022, at 6:30 p.m. Hutchins City Hall - Council Chamber, 321 N. Main St., Hutchins, TX 75141.
7. Planning and Zoning Commission meeting, Thursday, May 19, 2022, at 6:00 p.m. at the Hutchins City Hall - Council Chamber, 321 N. Main St., Hutchins, TX 75141.

H. ADJOURNMENT

CERTIFICATION

I certify that a copy of the April 18, 2022 agenda of items to be considered by the Hutchins City Council 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 Thursday, April 14, 2022, before 6:00 p.m.

Cynthia Olguin

Cynthia Olguin
City Secretary

