



Mayor Mario Vasquez
Mayor Pro Tem Freddie Chism
Councilmember Brenda Campbell
Councilmember Raymond Elmore
Councilmember Steve Nichols
Councilmember Demarcus Odom

Hutchins City Hall
321 N. Main Street
Hutchins, TX 75141
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MINUTES

CITY OF HUTCHINS CITY COUNCIL MEETING **MONDAY, JANUARY 4, 2021** **Work Session – 6:00 P.M.** **Regular City Council Meeting – 6:30 p.m.**

The City Council of the City of Hutchins met at the Hutchins Community Center located at 500 W. Hickman St, Hutchins, Texas, on Monday, January 4, 2021 with Work Session beginning at 6:00 p.m. and Regular Council meeting beginning at 6:30 p.m. at which time the following items were discussed and considered:

WORK SESSION

1. Discuss Lancaster Hutchins Roadway Design Presented by Jones and Carter Engineering

Mark Holliday, Jones and Carter Engineering, introduced staff members in attendance, David Leslie, David Unger and Abigail Allen. Mr. Holliday gave an overview of the company and the project scope for the Wintergreen Road to JJ Lemmon Road, the need to prepare for the Southaven Development & Texas High Speed Railroad for anticipated 4 lane divided roadway within 120' right of way. Mr. Holliday identified the alignment constraints, major scope items, and recommendations for future steps.

Mr. Holliday confirmed that they have been coordinating with the North Texas Rail to discuss the proposed alignment.

Councilmember Nichols asked how much cost will be added to accommodate the high-speed rail and will the city be reimbursed for accommodating the rail project.

City Administrator Lewis explained that the scope of work presented is primarily focusing on the South Haven development to fulfill the need for development. Design for the rail will cross over Lancaster-Hutchins Road, but the estimated time for that discussion to take place is scheduled for the first quarter of 2021. It is anticipated some cost will be involved for the southern section of the project and North Texas Rail has acknowledged there will be some shared cost. Mayor Vasquez expressed his concern that the expansion and debt is being driven by the rail; not just addressing the road and the needs of the South Haven development. Councilmember Nichols discussed the need for other street improvements in greater need of repair. Mayor Vasquez asked staff to reach out to North Central Texas Council of Government. Ms. Lewis confirmed that conversations have been initiated with COG and she reminded council that the agenda item for consideration is only for conceptual alignment. Councilmember Odom expressed his concern with construction needs for JJ Lemmon and the bridge.

Ms. Lewis summarized the street projects discussed during the budget planning session and council did not include JJ Lemmon repairs. Mayor Pro Tem Chism asked if Dallas County was contributing to the design of the project. Ms. Lewis stated that during the budget process the council approved \$500,000 for design and the city asked Dallas County to match our funds and they did. If council chooses not to adopt the project, the Mayor will need to reach out to Commissioner Price and inform him council's decision not to fund the project.

Mayor Vasquez closed the Work Session at 6:30.

REGULAR SESSION

A. CALL TO ORDER: Mayor Vasquez called the meeting to order at 6:36 p.m.

1. **Roll Call:** Councilmembers in attendance: Mayor Pro Tem Chism, Councilmember Campbell, Councilmember Elmore, Councilmember Odom, Councilmember Nichols.
2. **Invocation:** Councilmember Campbell gave the invocation.
3. **Pledge of Allegiance:** Mayor Vasquez led the Pledge of Allegiance

B. CITIZEN COMMENTS: None

C. PRESENTATIONS

1. **University of North Texas at Dallas Capstone Project: Hutchins Needs Assessment**
Paloma Bermudez, UNT Dallas Public Leadership Graduate

Members of the University of North Texas Dallas Public Leadership program provided council with a presentation outlining the results of their City of Hutchins Community Assessment including citizen satisfaction, mission and vision alignment with quality of life, recommendations to include the need for retail development, healthcare accessibility, and increased social media communication.

2. **November Financial Reports**
Presented by Patricia Salazar, Finance Director

Finance Director Patricia Salazar presented the November financial report.

D. 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.*

None

E. PUBLIC HEARINGS:

1. **The City Council will conduct a Public Hearing to receive public comments regarding consideration of a request by applicant The Warner Group to amend the Camden Gateway at Hutchins Planned Development (Ordinance Numbers 2018-1068 and 2020-1103) to: 1) change the name of the development to "Southaven"; and 2) amend the previously approved Concept and Open Space Plans to reflect the engineering design of the Phase A Preliminary Plat. This Planned Development is approximately 191 acres and is located along the north side of Lancaster-Hutchins Road, west of J.J. Lemmon Street, in Hutchins, Texas.**

The item was presented by Charles Brewer, Public Works Director. Mr. Brewer explained the recommended changes.

Mayor Vasquez opened the public hearing at 7:34 p.m.

Preston Walhood, Warner Group, Inc., 4040 N. Central Expressway, Dallas, spoke on behalf of Warner Group and Warner Land Advisor for Hutchins 227 Ltd., and explained that the request for modifications will bring the Planned Development up to date as well as align the preliminary and final plat. Mr. Walhood addressed Mayor Pro Tem Chism's concern regarding the visitor parking that was removed in the proposed drawing and the HOA will be responsible for monitoring visiting parking. Phase A includes 289 lots, playscape and green area. Normal build out is two to three years and the entire project could take seven years to complete.

Mayor Vasquez closed the public hearing at 7:42 p.m.

F. REGULAR AGENDA

- 1. Discuss and consider Ordinance 2021-1120 OF THE CITY OF HUTCHINS, TEXAS, AMENDING ORDINANCE NUMBERS 2018-1068 AND 2020-1103; AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF HUTCHINS, TEXAS; GRANTING AMENDMENTS TO THE CAMDEN GATEWAY AT HUTCHINS PLANNED DEVELOPMENT DISTRICT ("PD") WITH DEVIATIONS ON APPROXIMATELY 190.371 ACRES OF LAND, AND BEING MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A"; PROVIDING FOR THE APPROVAL OF CHANGING THE NAME OF THE PD TO "SOUTHAVEN"; PROVIDING FOR THE APPROVAL OF A REVISED CONCEPT PLAN ATTACHED AS EXHIBIT "B"; PROVIDING FOR THE APPROVAL OF A REVISED LANDSCAPE/OPEN SPACE PLAN ATTACHED AS EXHIBIT "C"; PROVIDING FOR THE APPROVAL OF A NEW PHASING PLAN ATTACHED AS EXHIBIT "D"; PROVIDING A CONFLICTS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by Charles Brewer, Public Works Director

Councilmember Nichols made a motion seconded by Mayor Pro Tem Chism to approve Ordinance 2021-1120 as presented. All in favor, the motion carried unanimously 5 – 0.

- 2. Discuss and consider Ordinance 2021-1121 OF THE CITY OF HUTCHINS, TEXAS, ABANDONING ALL RIGHT, TITLE AND INTEREST IN A PORTION OF CLEVELAND ROAD, CONSISTING OF ±3.348 ACRES OF LAND OUT OF THE THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538, THE CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102, AND, THE THOMAS FREEMAN SURVEY, ABSTRACT NO. 0453, HUTCHINS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE FURNISHING OF A CERTIFIED COPY OF THIS ORDINANCE FOR RECORDING IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AS A QUITCLAIM DEED; AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE ANY DOCUMENTS NECESSARY TO COMPLETE SAID ABANDONMENT; AND PROVIDING AN EFFECTIVE DATE.**

Presented by Charles Brewer, Public Works Director

Councilmember Nichols made a motion seconded by Councilmember Elmore to approve Ordinance 2021-1121 as presented. All in favor, the motion carried unanimously 5 – 0.

- 3. Discuss and consider Resolution R2021-0903 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, ACCEPTING PROPOSAL FROM JONES-CARTER ENGINEERING TO PERFORM A CONCEPTUAL ALIGNMENT STUDY (CAS) FOR THE HORIZONTAL LOCATION OF PROPOSED ROADWAY IMPROVEMENTS ON LANCASTER-HUTCHINS ROAD AND PREPARE CONSTRUCTION PLANS FOR A LIMITED PORTION OF THE CAS; AUTHORIZING THE CITY ADMINISTRATOR TO**

EXECUTE THE PROPOSAL AND AN AGREEMENT WITH JONES-CARTER ENGINEERING IN AN AMOUNT NOT TO EXCEED \$999,785; AUTHORIZING THE EXPENDITURE OF \$500,000 FROM THE FY 2020-2021 BUDGET/STREET CONSTRUCTION FUND 27; AUTHORIZING THE REMAINING FUNDS TO BE PAID FROM FUNDS TO BE AWARDED TO THE CITY IN ASSOCIATION WITH DALLAS COUNTY'S MAJOR CAPITAL IMPROVEMENT PROGRAM (MCIP) 7TH CALL PROJECTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Presented by Charles Brewer, Public Works Director

Councilmember Odom made a motion seconded by Councilmember Nichols to table Resolution R2021-0903 until the January 19, 2021 City Council meeting. The motion carried 4-1.

Voting For: Councilmember Campbell, Councilmember Elmore, Councilmember Odom, Councilmember Nichols

Voting Against: Mayor Pro Tem Chism.

4. **Discuss and consider Resolution R2021-0904 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING THE CITY OF HUTCHINS' CONTINUED PARTICIPATION IN DALLAS COUNTY'S MAJOR CAPITAL IMPROVEMENT PROGRAM (MCIP); AUTHORIZING THE MAYOR TO EXECUTE A "MASTER AGREEMENT GOVERNING MAJOR CAPITAL IMPROVEMENT PROGRAM" WITH DALLAS COUNTY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by Charles Brewer, Public Works Director

Councilmember Nichols made a motion seconded by Councilmember Elmore to approve Resolution R2021-0904 as presented. All in favor, the motion carried unanimously 5 – 0.

5. **Discuss and consider Ordinance 2021-1122 OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE CODE OF ORDINANCES, BY AMENDING CHAPTER 3 TITLED "BUILDING REGULATIONS" BY AMENDING ARTICLE 3.03 TITLED "TECHNICAL CODES" TO ADOPT PROVISIONS OF THE 2018 EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL ENERGY CONSERVATION CODE, INTERNATIONAL SWIMMING POOL & SPA CODE, INTERNATIONAL FUEL GAS CODE AND INTERNATIONAL PROPERTY MAINTENANCE CODE, IN THEIR ENTIRETY, TOGETHER WITH AMENDMENTS TO EACH OF SAID CODES; BY AMENDING CHAPTER 5 TITLED "FIRE PREVENTION AND PROTECTION" BY AMENDING ARTICLE 5.04 TITLED "FIRE PREVENTION CODE" TO ADOPT THE 2018 EDITION OF THE INTERNATIONAL FIRE CODE WITH AMENDMENTS TO SAID CODE; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

Presented by Charles Brewer, Public Works Director

Councilmember Nichols made a motion seconded by Councilmember Campbell to approve Ordinance 2021-1122 as presented. All in favor, the motion carried unanimously 5 – 0.

6. **Discuss and consider Resolution R2021-0905 OF THE CITY OF HUTCHINS, TEXAS AUTHORIZING AN AGREEMENT BETWEEN THE HUTCHINS ECONOMIC DEVELOPMENT CORPORATION AND DALLAS COLLEGE FOR A PROVISION OF \$25,000 TO SUPPORT A MOBILE TRAINING UNIT; AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by Guy Brown, Economic Development Director

Councilmember Elmore made a motion seconded by Councilmember Odom to approve Resolution R2021-0905 as presented. All in favor, the motion carried unanimously 5 – 0.

G. ITEMS OF COMMUNITY INTEREST


City Secretary Olguin announced the items of community interest.

H. ADJOURNMENT

Councilmember Elmore made the motion seconded by Councilmember Odom to adjourn the meeting at 8:26p.m. All in favor, the motion carried 5-0

PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON FEBRUARY 1, 2021.

APPROVED:



Mario Vasquez, Mayor

ATTEST:



Cynthia Olguin, City Secretary

