



**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**  
**www.cityofhutchins.org**

**MINUTES**  
**CITY OF HUTCHINS CITY COUNCIL MEETING**  
**TUESDAY, JANUARY 19, 2021**  
**Regular City Council Meeting – 6:30 p.m.**

**Hutchins Community Center**  
**500 W. Hickman St., Hutchins, Texas**

The City Council of the City of Hutchins met at the Hutchins Community Center located at 500 W. Hickman St, Hutchins, Texas, on Tuesday, January 19, 2021 at 6:30 p.m. at which time the following items were discussed and considered:

**REGULAR SESSION**

**A. CALL TO ORDER:** Mayor Vasquez called the meeting to order at 6:30 p.m.

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

**B. CITIZEN COMMENTS:**

None

**C. PRESENTATIONS**

1. **Public Safety Building Update**  
**Presented by Charles Brewer, Public Works Director**

Public Works Director Brewer presented the update on the construction of the public safety building.

**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.*

1. **Consider approving the following City Council Meeting Minutes:**  
**November 16, 2020 – Regular City Council Meeting**  
**December 7, 2020 – Regular City Council Meeting**

Councilmember Odom made a motion seconded by Councilmember Elmore to approve the consent agenda as presented. The motion carried unanimously 5-0.

**E. PUBLIC HEARINGS:**

- 1. The City Council will conduct a Public Hearing to receive public comments regarding consideration of a request by applicant Kimley Horn and Associates (representing property owner Wilwash, LLC) to obtain a Specific Use Permit (SUP) in order to establish and operate a 4-story, 29,836 sq. ft. "Motel or Hotel" (with 63 rooms, no restaurant area and no meeting rooms) within a 1.984 acre tract of land located in the northeast corner of Lot 1R, Block A of the Wilwash Addition. The applicant's SUP request also seeks to obtain variances to the City's maximum Building Height (52 feet instead of 35 feet) and minimum Side Building Setback (129.5 feet instead of 300 feet) requirements with this property being located near residentially zoned property. This property is zoned Highway Commercial (HC) and located south of Finn Road, east of the northbound IH 45 frontage road and west of Goode Road (2000 S. IH 45, Hutchins, Texas).**

Public Works Director Brewer provide a summary of the recommendations of the Planning and Zoning Commission's and conditions of approved at their December 17, 2020 meeting. Mr. Brewer stated that staff recommended relocation of the BBQ pavilion to another area of the property. However, the Planning and Zoning Commission recommended and 8-foot wood fence with decorative top. Council discussed fencing requirements for the property and expressed their concern with undesirable motel traffic abutting a residential neighborhood.

Mayor Vasquez opened the public hearing at 7:03 p.m.

Mr. Amar Patel, Countrywide Hospitality, 2074 Azalea, Irving, Texas, spoke as the owner and expressed his willingness to work with the City of Hutchins in the most responsible and financial manner. Mr. Patel stated the fence is not on their property, but he stressed his priority was to find a solution and provided council with options for fencing. Mr. Patel addressed the council's concerns regarding nuisances and unwelcomed guest, rates, truck parking.

Mayor Vasquez closed the public hearing at 7:22 p.m.

- 2. The City Council will conduct a Public Hearing to receive public comments regarding consideration of the following: The Hutchins Economic Development Corporation (Hutchins EDC) proposes to initiate a 4B Project for the purpose of infrastructure improvements to a commercial area located at 413 North Interstate 45 within the City of Hutchins. The Hutchins Economic Development Corporation intends assist with the construction of infrastructure to service the area including water service improvements. The purpose of the 4B Project is to contribute to the retention or expansion of primary employment or to attract major investment and industry to the City of Hutchins for the purpose of creating jobs and expanding the tax base.**

Economic Development Director Guy Brown explained that the HEDC offered a \$40,000 grant that will be paid in two amounts with the balance paid upon completion and issuance of a Certificate of Occupancy.

Mayor Vasquez opened the public hearing at 7:25 p.m. With there being no registered speakers, Mayor Vasquez closed the public hearing at 7:26 p.m.

**F. REGULAR AGENDA**

- 1. Discuss and consider Ordinance 2021-1123 OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF HUTCHINS, TEXAS; GRANTING A SPECIFIC USE PERMIT TO APPLICANT KIMLEY HORN AND ASSOCIATES (ON BEHALF OF PROPERTY OWNER WILWASH, LLC) IN ORDER TO ESTABLISH AND OPERATE A 4-STORY, 29,836 SQ. FT. HOTEL/MOTEL (WITH 63 ROOMS, NO RESTAURANT AREA AND NO MEETING ROOMS) ON PROPERTY ZONED HIGHWAY COMMERCIAL (HC) AT 2000 IH 45, HUTCHINS, TEXAS WITH PROPERTY MORE LEGALLY BEING DESCRIBED AS BEING LOT 1R, BLOCK A IN THE WILWASH ADDITION; PROVIDING FOR THE APPROVAL OF THE PROPOSED CONCEPT, ELEVATION, LANDSCAPE AND PHOTOMETRIC PLANS ATTACHED AS EXHIBITS "B, C1, C2, C3, D AND E"; PROVIDING FOR THE APPROVAL OF TWO (2) VARIANCE REQUESTS; 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 Councilmember Odom to approve Ordinance 2021-1123 to include option 2 with a fence running the length of Goode Road with wood and decorative top. The motion carried 4-1.

Voting in Favor: Councilmember Nichols, Councilmember Elmore, Mayor Pro Tem Chism, Councilmember Campbell

Voting Against: Councilmember Odom

- 2. Discuss and consider Resolution R2021-0906 OF THE CITY OF HUTCHINS CITY COUNCIL APPROVING 4B PROJECT FUNDING FOR INFRASTRUCTURE IMPROVEMENTS TO COMMERCIAL PROPERTY LOCATED AT 413 NORTH INTERSTATE 45 (STONE DEPOT OF TEXAS) IN HUTCHINS AND APPROVING ECONOMIC DEVELOPMENT AGREEMENT FOR SAME.**

**Presented by Guy Brown, Economic Development Director**

Councilmember Nichols made a motion seconded by Councilmember Odom to approve Resolution R2021-0906 as presented. The motion carried unanimously 5 - 0.

- 3. Discuss and consider Resolution R2021-0907 OF THE CITY OF HUTCHINS, TEXAS ORDERING AND PROVIDING NOTICE OF AN ELECTION FOR THE CITY OF HUTCHINS, TEXAS, TO BE HELD ON THE 1ST DAY OF MAY 2021, FOR THE PURPOSE OF ELECTING THREE (3) COUNCILMEMBERS AT LARGE; PROVIDING FOR EARLY VOTING BY PERSONAL APPEARANCE; PROVIDING FOR THE ESTABLISHMENT OF POLLING PLACES; PROVIDING FOR CONTRACTS FOR JOINT ELECTION SERVICES; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO SUCH ELECTION; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING A SEVERABILITY CLAUSE; AND AN EFFECTIVE DATE.**

**Presented by Cynthia Olguin, City Secretary**

Councilmember Odom made a motion seconded by Councilmember Campbell to approve Resolution R2021-0907 as presented. The motion carried unanimously 5 - 0.

- 4. 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) 7<sup>TH</sup> CALL PROJECTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Presented by Charles Brewer, Public Works Director

Councilmember Odom made a motion seconded by Mayor Pro Tem Chism to approve Resolution R2021-0903 as presented. The motion carried 3 – 2.

Voting in Favor: Councilmember Odom, Mayor Pro Tem Chism, Councilmember Campbell

Voting Against: Councilmember Nichols, Councilmember Elmore

**G. ITEMS OF COMMUNITY INTEREST**

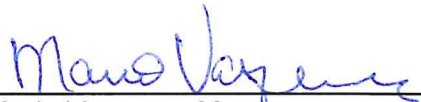
City Secretary Olguin announced the items of community interest.

**H. ADJOURNMENT**


Councilmember Elmore made the motion seconded by Councilmember Odom to adjourn the meeting at 8:26p.m. The motion carried unanimously 5-0.

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

APPROVED:

  
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Mario Vasquez, Mayor

ATTEST:

  
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Cynthia Olguin, City Secretary

