



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

MINUTES

CITY OF HUTCHINS
NOTICE OF CITY COUNCIL MEETING
Monday, January 3, 2022 - 6:30 PM
Hutchins Community Center
500 W. Hickman St., Hutchins, Texas

A meeting of the Hutchins City Council was held on Monday, January 3, 2022, with Work Session beginning at 6:00 p.m. and Regular Session beginning at 6:30 p.m. at the Hutchins Community Center located at 500 W. Hickman St, Hutchins, Texas, at which time the following items were discussed and considered:

WORK SESSION

A. Animal Shelter Update

Mayor Vasquez opened the Work Session at 6:00 p.m. Police Chief Perry provided the council with an update on Animal Control and the partnership with the City of Lancaster Shelter and his concerns with the operation. City of Glenn Heights is planning to convert its police station to an animal shelter. Chief Perry provided a summary of the problems with City of Lancaster partnership including Lancaster staff scheduling overtime or additional hours for Hutchins' Animal Control Officer, including requiring Hutchins ACO to assess the intake of Lancaster's animals and adopting out rescued dogs, works weekends and scrub kennels creating all of which are outside of the scope of the Interlocal Agreement. This situation is making it uncomfortable for our ACO to work at that facility.

Council discussed several options including reviewing the current agreement with Lancaster on a month-to-month basis and adding volunteers. Chief expressed that a volunteer program is required to run a good volunteer operation. Tri City Shelter has an excellent program that could be used as a model. Mayor would like to consider a discussion with Glenn Heights, but he would like to see a design plan. Chief Perry recommends reviewing options for a long-term plan. Councilmember Nichols asked how many square feet would be needed for a Hutchins shelter. Council discussed options for a new shelter exclusive to Hutchins' residents. Council directed Chief Perry to initiate a conversation with City of Lancaster. Mayor Vasquez asked for direction for a scope of work to build.

The Work Session ended at 6:28 pm

REGULAR SESSION

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

1. **Roll Call:** Members present were Mayor Vasquez, Mayor Pro Tem Elmore, Councilmember Nichols, Councilmember Odom, Councilmember Didehbani, Councilmember Campbell.
2. **Invocation:** Councilmember Didehbani gave the invocation.
3. **Pledge of Allegiance:** Councilmember Odom led the pledge of allegiance.

B. CITIZEN COMMENTS

Tim King, 1008 Skyline Dr., Hutchins, spoke regarding repairs to Woodbrook, concerns with truck traffic at I-45 and Wintergreen, no stripes on street from I45 West on Wintergreen and car blocking sidewalks.

Jim Luttrell, SN14 Cherokee, Henderson, TX spoke in favor of a new Comprehensive Plan.

C. CONSENT AGENDA

1. **Approval of City Council Meeting Minutes for the month of December 2021.**
2. **Consider Resolution R2022-0989 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS APPROVING A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF HUTCHINS AND LA TERRA STUDIOS FOR THE PREPARATION OF A NEW COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.**
3. **Consider Resolution R2022-0990 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, RESCHEDULING AND/OR CANCELING REGULAR CITY COUNCIL MEETINGS THAT CONFLICT WITH HOLIDAYS FOR 2022; AND PROVIDING AN EFFECTIVE DATE.**
4. **Consider Resolution R2022-0991 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS; AUTHORIZING THE MAYOR TO EXECUTE A PROJECT SPECIFIC AGREEMENT WITH DALLAS COUNTY FOR THE STREET STRIPING OF PALESTINE STREET, W. WINTERGREEN ROAD, E. WINTERGREEN ROAD AND DOWDY FERRY ROAD AT A COST NOT TO EXCEED \$2,871.50; AUTHORIZING THE EXPENDITURE OF SAID FUNDS FROM THE FY 2021-2022 BUDGET/GENERAL FUND; AND PROVIDING FOR AN EFFECTIVE DATE.**

Councilmember Odom made the motion seconded by Mayor Pro Tem Elmore to approve the consent agenda as presented. All in favor, the motion carried 5-0.

D. PRESENTATIONS

1. **Proclamation in Recognition of Martin Luther King Jr. Holiday.**

Mayor Vasquez read the Proclamation in honor of Martin Luther King, Jr. and encouraged residents to pay tribute to the life and works of Dr. King by participating in service projects.

2. Capital Projects Update
Presented by: Charles Brewer, Public Works Director

Public Works Director Brewer presented the Capital Projects and answered council member questions.

E. PUBLIC HEARINGS

1. Conduct Public Hearing to consider an appeal to the City Council by applicant Clay Moore Engineering (representing property owner Dirk Van Der Eems) pursuant to the motion to approve the applicant's Specific Use Permit request ending in a 2-2 split vote (resulting in the motion being denied) during the Planning & Zoning Commission's meeting on November 18, 2021. The applicant's Specific Use Permit request is to establish and operate a "Parking Lot, Trucks and Trailers" facility within the southern 17.31 acres of a 29.4249-acre tract of undeveloped land zoned Light Industrial (LI) with said property being legally described as being Tract 4 in the W.H. Shelton Survey, Abstract 1292 (725 E. Wintergreen Road).

Presented by: Charles Brewer, Public Works Director

Public Works Director Brewer presented the item. Council members asked for clarification on parking, the Planning and Zoning Commission recommendation, and amendments.

Drew Dohosky, Claymoore Engineering, discussed challenges for developing the property including lack of adequate sanitary sewer services; considerable cost to upgrade, drainage creek angle would make it difficult for big box development to build on the property. The proposed request would be the highest and best use of the property.

Chris Storm gave a description of the facility, intended use, paved concrete, fencing, and potential for tax revenue. The target customer is corporate fleet company's; not open to the individual truck traffic.

Mayor Vasquez opened the public hearing at 7:24 p.m.

Timothy King, 1008 Skyline, Hutchins, spoke against the project and concerned with heavy trucks destroying the streets and creating a hazard for children.

Aurora Madrigal, 1527 Trout Rd., Hutchins, recognize the need to get trucks off the road, but asked council for conditional requirements to keep trucks off Trout Road.

Felix Madrigal, 1527 Trout Rd., Hutchins, spoke in opposition of the request and read a prepared statement.

F. REGULAR AGENDA

- 1. Discuss and consider Ordinance 2022-1139 approving, conditionally approving or denying Clay Moore Engineering’s request (on behalf of property owner Dirk Van Der Eems) to amend the Comprehensive Zoning Ordinance and Map of the City of Hutchins, Texas; granting, conditionally approving or denying a Specific Use Permit (SUP) request in order to establish and operate a "Parking Lot, Trucks and Trailers" facility within the southern 17.31 acres of a 29.4249-acre tract of undeveloped land zoned Light Industrial (LI) with said property being legally described as being Tract 4 in the W.H. Shelton Survey, Abstract 1292 (725 E. Wintergreen Road); 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

Public Works Director Brewer called to council members' attention a special note referenced in the Agenda Staff Report regarding Section 1.07 of the City's Zoning Ordinance that requires a 3/4 majority vote, requiring a vote of four (4) members of the full City Council in favor, for any project recommended for denial by the Planning and Zoning Commission. A vote of at least 4 members is required for the item to pass.

Councilmember Nichols made the motion seconded by Mayor Pro Tem Elmore to approve Ordinance 2022-1139. The motion failed 2-3.

Voting in Favor: Councilmember Nichols, Councilmember Odom, Mayor Pro Tem Elmore

Voting Against: Councilmember Didehbani, Councilmember Campbell

- 2. Discuss and consider Resolution R2022-0992 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPOINTING INITIAL MEMBERS TO THE COMPREHENSIVE PLAN ADVISORY COMMITTEE; AND PROVIDING AN EFFECTIVE DATE.**

Presented by: Guy Brown, EDC Director

Interim City Administrator Guy Brown presented the item including a list of committee members as recommended by the senior staff. Mayor Vasquez encouraged council members to take the opportunity to make their own recommendations.

The following additions were made to the committee list: Councilmember Didehbani recommended Felix Madrigal, Aurora Madrigal, and Brenda Campbell; Councilmember Odom recommended LaRocha Odom; Councilmember Nichols recommended Scott Chadwick; Mayor Vasquez recommended Braulio Rodriguez; and Councilmember Campbell recommended Dominic Didehbani.

Councilmember Nichols made the motion seconded by Councilmember Didehbani to approve Resolution R2022-0992 and the additions

recommendations of Felix Madrigal, Aurora Madrigal, Brenda Campbell, LaRocha Odom, Scott Chadwick, Braulio Rodriguez and Dominic Didehbani. All in favor, the motion carried 5-0.

G. EXECUTIVE SESSION

1. Pursuant to Texas Government Code § 551.087, Deliberation regarding economic development negotiations: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision to a business prospect: 1701 Hwy I-45

Mayor Vasquez moved Council into Executive Session at 7:51 p.m.

H. RECONVENE INTO REGULAR SESSION and take any action necessary as a result of Executive Session.

1. Discuss and consider an Economic Development Incentive request by Reserve Capital I45 Logistics Center LLC for property located at 1701 South I-45 in Hutchins.

Presented by: Guy Brown, EDC Director

Councilmember Nichols made the motion seconded by Councilmember Didehbani to approve a 30% incentive to Reserve Capital I45 Logistics Center LLC for property located at 1701 S. I-45. All in favor, the motion carried 5-0.

I. ITEMS OF COMMUNITY INTEREST

City Secretary Olguin announced the items of community interest.

J. ADJOURNMENT

Councilmember Nichols made the motion seconded by Councilmember Campbell to adjourn the meeting at 8:19 p.m. All in favor, the motion carried 5-0

PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON FEBRUARY 7, 2022.

APPROVED:


Mario Vasquez, Mayor

ATTEST:


Cynthia Olguin, City Secretary

