



Hutchins City Hall  
321 N. Main Street  
Hutchins, TX 75141  
[www.cityofhutchins.org](http://www.cityofhutchins.org)

**MINUTES**

**CITY OF HUTCHINS  
NOTICE OF CITY COUNCIL MEETING  
Monday, April 18, 2022  
Hutchins Community Center  
500 W. Hickman St., Hutchins, Texas 75141**

A Regular Meeting of the Hutchins City Council was 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 were discussed and considered:

**REGULAR SESSION**

- A. **CALL TO ORDER:** Mayor Pro Vasquez called the meeting to order at 6:30 p.m.
  - 1. **Roll Call:** Members present – Mayor Vasquez, Mayor Pro Tem Elmore, Councilmember Nichols, Councilmember Campbell.  
Members absent: Councilmember Didehbani and Councilmember Odom
  - 2. **Invocation:** The invocation was presented by Councilmember Campbell
  - 3. **Pledge of Allegiance:** Mayor Vasquez led the Pledge of Allegiance
- B. **CITIZEN COMMENTS** – None
- C. **CONSENT AGENDA** – None
- 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**

Building Official Tim Rawlings presented the item and answered council questions. Mayor Vasquez opened the public hearing at 6:39 pm.

Cindy Lugo, 1349 Cleveland Road, submitted a citizen comment card in support of the request for replat.

Scott Rohman, 2030 Main St., Dallas, submitted a citizen comment card in support of the request for replat.

Mayor Vasquez closed the public hearing at 6:40.

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**

Building Official Tim Rawlings presented the item and answered council questions. Mayor Vasquez opened the public hearing at 6:44 pm.

Cindy Lugo, 1349 E. Cleveland Road, spoke in support of the item.

Scott Rohman, 2030 Main St., Dallas, representative for the applicant spoke in support of the request and answered council questions.

Mayor Vasquez closed the public hearing at 7:00 pm.

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**

Building Official Tim Rawlings presented the item and answered council questions. Mayor Vasquez opened the public hearing at 7:05 p.m.

Bryan Ward, 1500 Cleveland Road, speaking on behalf of Fin and Feather Club, spoke in opposition of the request.

Cindy Lugo, 1349 Cleveland Road, submitted a citizen comment card in support of the request.

Scott Rohman, 2030 Main St., Dallas, submitted a citizen comment card in support of the request.

Ben Sanchez, 3000 Internet Blvd, Frisco, representing the property owner answered council questions.

Councilmembers asked for clarification on the size of the sound wall, material, number vehicles parked, future warehouse buildout, the detention pond and 100-year flood plan.

Mayor Vasquez closed the public hearing at 7:29 pm.

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**

Police Chief Perry presented the item. Mayor Vasquez opened the public hearing at 7:40 pm. With no speakers registered to speak, Mayor Vasquez closed the public hearing at 7:41 pm.

**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 CERTANI 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**

Councilmember Nichols made the motion seconded by Councilmember Campbell to approve Resolution R2022-1009. The motion carried by the following vote.

In favor: Councilmember Nichols, Councilmember Campbell  
Against: Mayor Pro Tem Elmore

- 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**

Councilmember Nichols made the motion seconded by Councilmember Campbell to approve Ordinance 2022-1143. All in favor, the motion carried 3-0.

- 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**

Councilmember Nichols made the motion seconded by Councilmember Campbell to approve Ordinance No. 2022-1144 with the condition for the fence of a 15’ concrete fence on the east side to extend the length on Cleveland north 100’. All in favor, the motion carried 3-0.

- 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**

Councilmember Nichols made the motion seconded by Councilmember Campbell to approve Ordinance No. 2022-1145. All in favor, the motion carried 3-0.

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**

Councilmember Nichols made a motion seconded by Councilmember Campbell to approve Resolution R2022-1010 awarding the bid to Estrada Concrete for the base bid and alternate bid. All in favor, the motion carried 3-0.

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 SAEGER; APPROPRIATING FUNDS FROM FISCAL YEAR 2021 - 2022 BUDGET; AND ESTABLISHING AN EFFECTIVE DATE.**

**Presented by: James Quin, City Administrator**

Councilmember Nichols made the motion seconded by Councilmember Campbell to approve Resolution R2022-1011. All in favor, the motion carried 3-0.

#### **G. ITEMS OF COMMUNITY INTEREST**

City Secretary Olguin announced the items of community interest.

#### **H. ADJOURNMENT**

Councilmember Nichols made the motion seconded by Councilmember Campbell to adjourn the meeting at 8:02 pm. All in favor, the motion carried 3-0.

**PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON 2<sup>nd</sup> OF MAY 2022.**

APPROVED:

  
Mario Vasquez, Mayor

ATTEST:

  
Cynthia Olguin, City Secretary

