



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, February 21, 2022 – 6:00 p.m. Hutchins Community Center 500 W. Hickman St., Hutchins, Texas

A meeting of the Hutchins City Council was held on Monday, February 21, 2022, with a Work Session beginning at 6:00 p.m. and Regular Session beginning at 6:30 p.m. at which time the following items were discussed and considered:

#### **WORK SESSION - 6:00 p.m.**

Mayor Vasquez opened the Work Session at 6:00 p.m. Members in attendance included Mayor Vasquez, Councilmember Nichols, Councilmember Odom, Mayor Pro Tem Elmore, Councilmember Didehbani, Councilmember Campbell.

#### **A. Discuss relocating council meetings and all boards/commission meeting location.**

**Presented by: Guy Brown, EDC Director, Interim City Administrator**

Interim City Administrator Brown briefed the city council regarding the scheduled renovations to the Hutchins Community Center and the need to relocate meetings for all city council meetings and boards and commission meetings during the renovation process. Mr. Brown also presented options for meeting at city hall including streaming options, overflow space, social distancing, and parking. Renovations would begin after May 7, 2022, General Election, and after a Project Specific Agreement with Dallas County is approved.

#### **B. Discuss 2022 City Council Retreat**

**Presented by: Guy Brown, EDC Director, Interim City Administrator**

Interim City Administrator Brown asked for direction and input regarding the annual council retreat, off-site meeting options or out of town retreat location, topics for discussion and proposed dates. Councilmember Nichols recommended a date in late May or June, after the election. Topics for discussion included: cost analysis to renovate city hall vs building a new city hall; major areas in need of improvement at city hall; police department radio communication updates, and animal shelter needs.

Mayor Vasquez adjourned the Work Session at 6:24 p.m.

## **REGULAR SESSION**

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

1. **Roll Call:** Members present included Mayor Vasquez, Mayor Pro Tem Elmore, Councilmember Nichols, Councilmember Odom, Councilmember Didehbani, and Councilmember Campbell.
2. **Invocation:** The invocation was presented by Councilmember Campbell
3. **Pledge of Allegiance:** Councilmember Didehbani led the Pledge of Allegiance

**B. CITIZEN COMMENTS –**

Mr. Everardo Ornelas, 1615 Dowdy Ferry Road, Hutchins, spoke regarding the numerous accidents at the intersection of Dowdy Ferry Road and Trout Road resulting in damage to his residence and requested council's assistance resolving the problem; asked for a reduction in speed limit in that area or options to reduce heavy truck speeding and jake brake nuisances, asked for council to consider allowing him to place a fence around his front yard for the safety of his children.

**C. CONSENT AGENDA – None**

**D. PRESENTATIONS**

1. **Presentation of Life Saving Awards to Fire and Police Personnel  
Presented by: Matt Lehmann, EMS Captain**

Fire Department personnel Bradley Evans and David Thompson received Life Saving Award: Advanced life support, CPR, Defibrillation. The patient regained pulse while in Hutchins Fire Rescue care and transported to the ER.

Fire Department Personnel Bradley Evans provided lifesaving treatment to control an artery bleed from trauma.

Police Department Personnel Brad Ezell provided lifesaving treatment by applying a tourniquet to large traumas to patient extremity before Hutchins Fire Rescue MICU could arrive on scene. The treatment stopped blood loss for a critical injury.

2. **2021 Police Racial Profiling and Annual Report  
Presented by: Steve Perry, Police Chief**

Chief Perry presented the 2021 Police Racial Profiling Report and the Department's Annual Report.

**E. PUBLIC HEARINGS**

1. **Conduct a public hearing to consider a request by applicant Bill Foose (representing property owners Diann Tessman Slaton and Patti Tessman Luttrell) for a zoning change from Highway Commercial (HC) to Light Industrial (LI) on an 81.76-acre tract of undeveloped/vacant land generally**

**located along the north side of Langdon Road, east of State Highway 310 and south of IH 20 in the city of Hutchins, Texas. Property is legally described as being Tract 1.1 in the U. Wuthrick Survey, Abstract 1518 (1005 IH 20).**

**Presented by: Charles Brewer, Public Works Director**

Public Works Director Brewer presented the item and pointed out the zoning and use for the surrounding properties. The property located immediately north of this tract of land is owned by the City of Dallas and is reserved for the future construction of a 120-inch waterline; property located immediately north of the City of Dallas' property is owned by the Texas Department of Transportation (i.e. IH 20); property located immediately north of IH 20 consist of approximately 181.14 acres and is currently zoned Light-Manufacturing (LM) with a Specific Use Permit for a "mining sand and gravel facility" and approximately 5-acres of this tract of land is zoned Highway Commercial (HC) with a SUP being approved to allow the operation of a "concrete crushing plant"; property located immediately north of the tract of land (located outside of the city limits of Hutchins) is owned by the City of Dallas (McCommas Bluff Landfill - 2,061 acres). Properties located immediately south of the tract (that is now being requested to be rezoned) are owned and operated by either Dallas County (i.e. Public Works Precinct #3 Road and Bridge, Dallas County Transitional Center, Dallas County Sheriff's Office and Dallas County Youth Center) or the Texas Department of Criminal Justice (Hutchins State Jail Facility). The Union Pacific Railroad Company owns and operates the trains that utilize the railroad tracks that are located along the west side of this 81.76-acre tract of land.

The property owners provided letters from other real estate professionals stating that the lack of access from the freeways and services road under the current Highway Commercial zoning would make it impossible for any retail business to construct in the area. The letters include support for Light Industrial as the best and highest use for the property.

Mayor Vasquez opened the public hearing at 7:15 p.m.

Bill Foose, 5626 Dyer Street, Suite 200, Dallas, Texas, commended Public Works Director Brewer for the thorough presentation. Mr. Foose spoke in favor of the zoning change.

Mr. Jim Luttrell, representing the family, spoke in favor of the project, ag exemptions on the property generate about \$300 a month in tax revenue. The zoning change could generate up to the \$400,000 in property tax revenues.

Felix Madrigal, 1527 Trout Road, spoke in favor of the zoning request.

Mayor Pro Tem Elmore spoke in favor of the project.

Mayor Vasquez closed the public hearing at 7:23 p.m.

## **F. REGULAR AGENDA**

- 1. Discuss and consider Ordinance No. 2022-1140 AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF HUTCHINS, TEXAS; APPROVING A CHANGE IN ZONING FROM HIGHWAY**

**COMMERCIAL (HC) TO LIGHT INDUSTRIAL (LI) ON AN 81.76-ACRE TRACT OF LAND LEGALLY DESCRIBED AS BEING TRACT 1.1 IN THE U. WUTHRICK SURVEY, ABSTRACT 1518 (1005 INTERSTATE HIGHWAY 20, HUTCHINS, TEXAS); 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 the motion seconded by Councilmember Didehbani to approve Ordinance No. 2022-1140. All in favor, the motion carried 5-0.

- 2. Discuss and consider Resolution R2022-0998 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING THE MASTER RELATIONSHIP AGREEMENT BY AND BETWEEN THE CITY OF HUTCHINS AND CHANGE HEALTHCARE TECHNOLOGY ENABLED SERVICES, LLC FOR AMBULANCE BILLING SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Presented by: Stacey Hickson, Fire Chief**

Fire Chief Hickson explained the reason for the change was due to an increase in cost with the current provider. The effective online kickoff would be put into place by May, including training and setting up new equipment.

Councilmember Odom made the motion seconded by Mayor Pro Tem Elmore to approve Resolution R2022-0998. All in favor, the motion carried 5-0.

- 3. Discuss and consider Ordinance 2022-1141 OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 3 "BUILDING REGULATIONS" BY AMENDING ARTICLE 3.05 TITLED "DANGEROUS AND SUBSTANDARD BUILDINGS" BY AMENDING SECTION 3.05.006 TITLED "BUILDING AND STANDARDS COMMISSION" BY AMENDING SUBSECTION (a) TITLED "CREATION OF COMMISSION" TO PROVIDE NEW REGULATIONS FOR THE CREATION OF THE COMMISSION AND BY DELETING SUBSECTION (b) TITLED "APPOINTMENT" IN ITS ENTIRETY AND RENUMBERING THE REMAINING SUBSECTIONS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; providing a savings clause; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Presented by: Charles Brewer, Public Works Director**

Public Works Director Brewer briefed council on the duties of the Building and Standards commission to address substandard buildings in Hutchins and the challenges staff has had convening a quorum of the Commission to conduct a meeting. Mr. Brewer presented the proposed changes to the ordinance and staff's recommendation to increase the number of boards members appointed from five to seven.

Felix Madrigal, 1527 Trout, member of the Zoning Board of Adjustment spoke in favor of the changes.

Councilmember Nichols made the motion seconded by Councilmember Campbell to approve Ordinance No. 2022-1141 with the revision to increase the number of regular board members from five to seven and providing for two alternate members. All in favor, the motion carried 5-0.

4. **Discuss and consider Resolution R2022-0999 AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH ALPHA TESTING OF DALLAS, TEXAS IN AN AMOUNT NOT TO EXCEED \$9,568 IN ORDER TO OBTAIN CONSTRUCTION MATERIALS TESTING IN ASSOCIATION WITH THE CITY'S MEADOWBROOK DRIVE IMPROVEMENTS PROJECT; AUTHORIZING THE EXPENDITURE OF SAID FUNDS FROM THE FY 2021-2022 BUDGET/WATER & SEWER FUND; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Presented by: Charles Brewer, Public Works Director**

Mayor Pro Tem Elmore made the motion seconded by Councilmember Nichols to approve Resolution R2022-0999. All in favor, the motion carried 5-0.

5. **Discuss and consider street sign topper on Murray Street.**

**Presented by: Guy Brown, EDC Director, Interim City Administrator**

Interim City Administrator Brown discussed the options for the street sign dedication and street topper. Public Works Director Brewer stated that no instructions, such as size, style, color, were provided when council approved the street topper. Mr. Brewer provided details of the sign toppers he researched on the internet and asked for council direction on how to proceed with the signed order by staff.

Councilmember Nichols made the motion seconded by Councilmember Campbell to proceed with the installation of the current sign. All in favor, the motion carried 5-0.

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

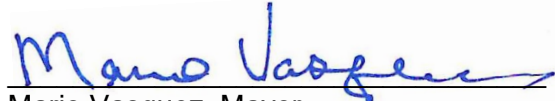
City Secretary Olguin read the items of community interest.

## **H. ADJOURNMENT**

Councilmember Nichols made the motion seconded by Mayor Pro Tem Elmore to adjourn the meeting at 8:07 p.m. All in favor, the motion carried 5-0

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

APPROVED:

  
Mario Vasquez, Mayor

ATTEST:

  
Cynthia Olguin, City Secretary

