



Mayor Mario Vasquez
Mayor Pro Tern Raymond Elmore
Councilwoman Brenda Campbell
Councilmember Gerald Hollis
Councilmember Steve Nichols
Councilmember Demarcus Odom

Hutchins City Hall 321
N. Main Street Hutchins,
TX 75141
www.cityofhutchins.org

MINUTES
JOINT WORK SESSION OF
THE CITY COUNCIL AND PLANNING & ZONING COMMISSION
THURSDAY, OCTOBER 25, 2018 AT 6:00 P.M.
HUTCHINS SENIOR CENTER
500 W. HICKMAN
HUTCHINS, TEXAS 75141

A. CALL TO ORDER/ROLL CALL:

Mayor Vasquez called the meeting to order at 6:06 p.m. Vernice Matthews provided the invocation. Councilmember Odom led the Pledge of Allegiance.

Present: Mayor Mario Vasquez

Mayor Pro Tern
Raymond Elmore
Councilmember Gerald
Hollis Councilmember
Demarcus Odom
Councilmember Steve
Nichols

Absent: Councilmember
Brenda Campbell

B. WORK SESSION

City Administrator Trudy Lewis provided an introductory presentation that included the timing for consideration by both City Council and the Planning & Zoning Commission. She also stated that the work session does not include any public comments but that six public hearings would be scheduled (2 for each item) and the public would be notified of those dates in advance.

1. Discuss a proposed zoning change request from light industrial to single family for a 52 acre tract of land south of Skyline Drive, between Oak Creek Drive, and Bluffview Drive.

Ashley Williams representing Pape Dawson Engineering and Greg Urech representing Lennar Homes provided an overview of the Planned Development application. Discussion included the following items:

- Assurance that pond drainage improvements would be made to address pre and post construction runoff as well as current drainage overflow concerns
 - Length of time to develop the site is estimated at 5 years total for 2 phases of construction
 - Development of the neighborhood park will commence during the first phase of construction
 - Estimated cost range for houses are \$180,000 to \$235,000
 - There were concerns expressed about the requested deviation from the city's masonry ordinance and the percentage of lots that were proposed to be 40' wide.
- 2) Discuss a proposed zoning change request from Light Industrial to Planned Development for a 51-acre tract of land located on the North of Nichols Drive and East of Willow Grove Dr.

Sandy Stephens and Tim Martin representing Cole Engineering presented an overview of the Planned Development application. Discussion included the following items:

- This proposal includes an asphalt overlay of Nichols Rd
 - There was a general consensus that the total number of apartments needed to be reduced and Cole Engineering agreed to consider that interest.
 - The Federal Emergency Management Agency (FEMA) will have to review and approve proposed modifications to the existing floodplain.
 - The site is proposed to be constructed in two phases with the north portion closed to Valleyview Park and Georgia Pacific to be first.
- 3) Discuss a proposed zoning change request from Town Center to Planned Development for a 200+ acre tract of land located North of Lancaster-Hutchins Road and West of JJ Lemon Dr.

Cyrus Zadeh and Claudia Peters representing Camden Homes and William (Bill) Winkleman from Winkleman & Associates, Inc. provided an overview of the Planned Development application. Discussion included the following items:

- The site is proposed to develop in 5 phases of time with 55' lots located on the far west end of the community constructed first over a 5-7 year period of time.
- The community would include single family homes for rent.
- Camden Homes would be the developer and home builder but also plans to have DR Horton Homes to build some houses as well.

City Administrator Trudy Lewis announced that staff will be reaching out to each of the developers to get a list of communities that are similar to their proposals in order to schedule tours for City Council and the Planning & Zoning Commission.

C. ADJOURNMENT

Councilmember Odom made the motion to adjourn the Work Session at 8:10 p.m. The motion was seconded by Councilmember Hollis. All in favor, the motion carried 4 - 0. Councilmember Campbell was absent.

PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON NOVEMBER 5, 2018.

APPROVED:



Mario Vasquez, Mayor

ATTEST:



Cynthia Olguin, City Secretary

