



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

**CITY OF HUTCHINS  
 NOTICE OF CITY COUNCIL MEETING  
 Work Session 6:00 pm - Regular Session 6:30 p.m.  
 Monday, January 3, 2022  
 Hutchins Community Center  
 500 W. Hickman St., Hutchins, Texas**

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Meeting of the Hutchins City Council to be 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 will be discussed and considered:

**The following social distancing protocols will be in effect at the Hutchins Community Center.**

- **The maximum number of occupants allowed at this location is fifteen (15).**
- **Maintain at least six (6) feet apart from other members of the public and city staff.**
- **Temperature Checks Upon Entry – everyone entering will have a no-touch thermometer scan.**
- **Sanitize hands upon entering and exiting the building. A sanitizing station will be available.**
- **Citizens are not allowed to congregate in the Community Center or on the property during or after the meetings.**

*As authorized by Section 551.071 of the Texas Government Code, the city council reserves the right to convene in Executive Session for the purpose of seeking confidential legal advice from the city attorney on any agenda item listed herein.*

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

- A. Animal Shelter Update

**REGULAR SESSION - 6:30 p.m.**

- A. **CALL TO ORDER:** *The Mayor will call the meeting order and declare a quorum.*
  1. *Roll Call*
  2. *Invocation*
  3. *Pledge of Allegiance*
- B. **CITIZEN COMMENTS** - This agenda item provides an opportunity for citizens to address the City Council on any matter that is not posted on the agenda. Anyone wishing to address the City Council should complete a Citizen Comments Form and submit it to the City Secretary prior to the start of the City Council meeting. There is a three (3) minute time limit for each citizen to speak. However, in accordance with the Texas Open Meetings Act, the City Council cannot discuss issues raised or make any decisions at this time.

**C. 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. 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.

**D. PRESENTATIONS**

1. Proclamation in Recognition of Martin Luther King Jr. Holiday
2. Capital Projects Update  
Presented by: Charles Brewer, Public Works Director

**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

**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

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

**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

**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

**I. ITEMS OF COMMUNITY INTEREST**

1. Parks and Recreation Board meeting, Tuesday, January 4, 2022, at 6:30 p.m. at the Hutchins Community Center, 500 W. Hickman St.
2. Planning and Zoning Commission meeting, Thursday, January 21, 2022, at 6:00 p.m. at the Hutchins Community Center, 500 W. Hickman St., Hutchins, TX 75141.
3. City Council meeting, Monday, January 17, 2022, **RESCHEDULED to Tuesday, January 18, 2022 at 6:30 p.m.**
4. The first day to file an application for a place on the May 7, 2022, General Election ballot is Wednesday, January 19, 2022. The Mayor and two council members at large will be on the ballot.

**J. ADJOURNMENT**

**CERTIFICATION**

I certify that a copy of the January 3, 2022, agenda of items to be considered by the Hutchins City Council was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website [www.cityofhutchins.org](http://www.cityofhutchins.org), in accordance with Chapter 551 of the Texas Government Code. Posted on Thursday, December 30, 2021 before 6:00 p.m.



Cynthia Olguin  
City Secretary

