



Mayor Mario Vasquez
Mayor Pro Tem Freddie Chism
Councilmember Brenda Campbell
Councilmember Raymond Elmore
Councilmember Steve Nichols
Councilmember Demarcus Odom

Hutchins City Hall
321 N. Main Street
Hutchins, TX 75141
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MINUTES

CITY OF HUTCHINS CITY COUNCIL MEETING MONDAY, FEBRUARY 15, 2021 AT 6:00 P.M. VIA TELEPHONE AND VIDEO CONFERENCE

The City Council of the City of Hutchins met via telephone and video conference on Monday, February 15, 2021 with Work Session beginning at 6:00 p.m. and Regular Council meeting beginning at 6:30 p.m. at which time the following items were discussed and considered:

WORK SESSION

1. Discuss the FY2021 Sidewalk Improvement Plan
Presented by: Charles Brewer, Public Works Director

Mayor Vasquez opened the Work Session at 6:04 p.m. with the following Councilmembers in attendance: Mayor Pro Tem Chism, Councilmember Campbell, Councilmember Elmore, Councilmember Nichols, and Councilmember Odom.

Public Works Director Charles Brewer presented council with a summary of the fiscal year 2020-2021 approved budget for the construction of sidewalks including \$125,000 in the Street Construction fund for the city's new Sidewalk Rehabilitation program and \$100,000 in the 2016 and 2017 Tax Notes CIP Fund 25 for the continuation of the city's existing Sidewalk Expansion Program. Mr. Brewer also presented a summary of the Reimbursement Agreement for Preliminary Engineering Services with Union Pacific Railroad Company (UPRC) presented to council on October 5, 2020. The item was tabled in a 4-0 council vote, but the item will need to be considered again to address the sidewalks. The purpose of the agreement was to initiate a design plans for the construction of sidewalks within UPRC's right-of-way at East Palestine St. Mr. Brewer presented a proposed Guidelines for Sidewalk Grant Program to share in the expense of maintaining and repairing sidewalks in front of residences and businesses, and a list of recommended street repairs submitted to staff by Mayor Vasquez.

Councilmembers provided feedback on what they consider a sidewalk program and they identified areas in need of repairs and where sidewalks were needed. Mayor Vasquez suggested each council member drive through the city and identify sidewalks in need of repair or areas in need of new sidewalks and then submit to staff a list that can be reviewed and discussed at a future work session. Council also expressed their concerns with the Grant Program that would put the cost of repairs on the residents.

Mayor Vasquez closed the Work Session at 6:30.

REGULAR SESSION

A. CALL TO ORDER: Mayor Vasquez called the meeting to order at 6:32 p.m.

1. **Roll Call:** Councilmembers in attendance: Mayor Pro Tem Chism, Councilmember Campbell, Councilmember Elmore, Councilmember Odom, Councilmember Nichols.
2. **Invocation:** Councilmember Campbell gave the invocation.
3. **Pledge of Allegiance:** Mayor Vasquez led the Pledge of Allegiance

B. CITIZEN COMMENTS: None

C. PRESENTATIONS

1. January 2021 Monthly Financial Report

City Administrator Trudy Lewis presented the item on behalf of the Finance Director

2. Public Safety Building Update

Public Works Director Brewer presented the item.

3. Swearing In of Police Personnel: LaQuentin Bowens

Police Chief Perry announced that due to the inclement weather Officer Bowens was unable to attend the meeting but was sworn in earlier in the day.

4. 2020 Police Awards

Police Chief Perry announced that due to inclement weather and the meeting changed to a virtual meeting, the Officer and Civilian of the Year presentations were presented earlier. Officer Brittany Jackson was presented with the Police Officer of the Year award, and Civilian Eva Vaughn was presented with Employee of the Year award.

5. 2020 Police Racial Profiling and Annual Report

Police Chief Perry presented the annual report and Del Carmen LLC's annual racial profiling reports submitted in accordance with Texas Best Practices and Texas Code of Criminal Procedures 2.132.

D. CONSENT AGENDA - None

E. PUBLIC HEARINGS:

1. **Conduct Public Hearings in order to consider the requests by applicant Kimley Horn and Associates (representing the appointed Independent Executor for the Estate of Ray Lewis McCord) for a change in zoning from Single-Family Residential 8.5 (SF-8.5) to Light Industrial (LI) and to obtain a Specific Use Permit (SUP) in order to establish and operate a "Parking Lot, Trucks and**

Trailers” within a 4.85 acre tract of land legally described as being Tract 2 in both the M.L. Swing Survey, Abstract 1454 and the William L. Wilson Survey, Abstract 1553. The applicant’s SUP request also seeks to obtain variances to Sections 33.3(C) Off-Street Parking and Loading Requirements and 36.2(A)(5) Screening of Non-Residential Areas Abutting Residential Districts of the City’s Zoning Ordinance. This property is located along the south side of W. Wintergreen Road, east of Lancaster-Hutchins Road, west of IH 45 (1454 W. Wintergreen Road, Hutchins, Texas).

Public Works Director Charles Brewer explained that the item was published as one public hearing; however, council would need consider and act upon two actions: the SUP and a variance request. Mr. Brewer gave a summary of the request, the permitted uses under the current zoning and the Planning and Zoning Commissions meeting of January 21, 2021 and their recommendation of approval.

Mayor Vasquez opened the public hearing for consideration of the SUP at 7:42 p.m.

Samantha Renz with Evolving Texas, 420 Throckmorton #620, Fort Worth, Texas, representative for the property owners spoke in favor of the request. Ms. Renz stated that the residential structure will remain and will be used as office space

Mayor Vasquez closed the public hearing at 7:44 p.m.

Mayor Vasquez opened the second public hearing at 7:44 p.m. to consider the variance request.

Mr. Brewer gave a summary of the request for fifteen (15) trucks to be parked at the location with the option to rent out space to other drivers and expand the business. Council members asked about crushed gravel, fencing requirements and voiced their concern that the applicant was not present at the Planning and Zoning Commission meeting or the Council Meeting. Mayor Vasquez asked if there is a need for a retention pond and concerned with construction runoff.

Samantha Renz, 420 Throckmorton #620, Fort Worth, Texas, representative for the property owner stated that applicant was planning to participate in the meeting, but due to rolling blackouts and inclement weather, they were unable to participate in the meeting. Ms. Renz stated that the applicant would prefer crushed gravel and a fence, but if it could not be granted, she asked that council consider the variance request without those requested items. Ms. Renz confirmed that they have not completed a full-blown drainage study of the site, but they will design it to meet the requirements of the city.

Mayor Vasquez closed the second public hearing at 8:02 p.m.

F. REGULAR AGENDA

- 1. Discuss and consider Ordinance 2021-1124; amending the Comprehensive Zoning Ordinance and Map of the City of Hutchins; considering a request by applicant Samantha Renz, P.E. of Evolving Texas (representing the appointed Independent Executor Donnie Ray McCord for the Estate of Ray Lewis McCord) for a change in zoning from Single-Family 8.5 (SF 8.5) to Light Industrial (LI) for a**

4.85 acre tract of land legally described as being Tract 2 in both the M.L. Swing Survey, Abstract 1454 and the William L. Wilson Survey, Abstract 1553 (1454 W. Wintergreen Road).

Presented by Charles Brewer, Public Works Director

Councilmember Nichols made a motion seconded by Councilmember Odom to approve Ordinance 2021-1124 as presented. All in favor, the motion carried unanimously 5 – 0.

- 2. Discuss and consider Ordinance 2021-1125; AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF HUTCHINS; CONSIDERING A SPECIFIC USE PERMIT (SUP) REQUEST BY APPLICANT SAMANTHA RENZ, P.E. OF EVOLVING TEXAS (REPRESENTING THE APPOINTED INDEPENDENT EXECUTOR DONNIE RAY MCCORD FOR THE ESTATE OF RAY LEWIS MCCORD) IN ORDER TO ESTABLISH AND OPERATE A "PARKING LOT, TRUCKS AND TRAILERS" FACILITY ON A 4.85 ACRE TRACT OF LAND LEGALLY DESCRIBED AS BEING TRACT 2 IN BOTH THE M.L. SWING SURVEY, ABSTRACT 1454 AND THE WILLIAM L. WILSON SURVEY, ABSTRACT 1553 (1454 W. WINTERGREEN ROAD); CONSIDERING VARIANCE REQUESTS TO SECTIONS 33.3(C) OFF-STREET PARKING AND LOADING REQUIREMENTS AND 36.2(A)(5) SCREENING OF NON-RESIDENTIAL AREAS ABUTTING RESIDENTIAL DISTRICTS OF THE CITY'S ZONING ORDINANCE.**

Presented by Charles Brewer, Public Works Director

Councilmember Nichols made a motion seconded by Councilmember Campbell to approve Ordinance 2021-1125 denying the variance for off street parking but approved the fence. All in favor, the motion carried 3 – 2.

Voting in Favor: Councilmember Nichols, Councilmember Elmore and Councilmember Campbell.

Voting Against: Mayor Pro Tem Chism and Councilmember Odom.

- 3. Discuss and consider Resolution R2021-0909 approving Second Addendum to Tender and Release Agreement with Philadelphia Indemnity Insurance Company (PIIC) in association with the City's Public Safety Building Construction Project; authorizing the Mayor to executed said Agreement on behalf of the City Council; and providing for an effective date.**

Presented by Charles Brewer, Public Works Director

Councilmember Nichols made a motion seconded by Councilmember Odom to approve Resolution R2021-0909 as presented. All in favor, the motion carried unanimously 5 – 0.

- 4. Discuss and consider Resolution R2021-0910 issuing an RFP for financial audit services.**

Presented by Trudy Lewis, City Administrator

Councilmember Elmore made a motion seconded by Councilmember Campbell to approve Resolution R2021-0910 as presented. All in favor, the motion carried unanimously 5 – 0.

G. ITEMS OF COMMUNITY INTEREST

City Secretary Olguin announced the items of community interest.

H. ADJOURNMENT

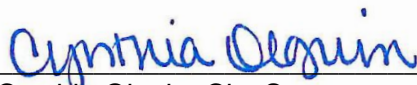
Councilmember Elmore made the motion seconded by Councilmember Campbell to adjourn the meeting at 8:33p.m. All in favor, the motion carried 5-0

PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON MARCH 1, 2021.

APPROVED:


Mario Vasquez, Mayor

ATTEST:


Cynthia Olguin, City Secretary

