



**Mayor Mario Vasquez**  
**Mayor Pro Tem Raymond Elmore**  
**Councilmember Brenda Campbell**  
**Councilmember Dominic Dideh bani**  
**Councilmember Steve Nichols**  
**Councilmember Demarcus Odom**

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

## **MINUTES**

**CITY OF HUTCHINS**  
**NOTICE OF WORK SESSION AND CITY COUNCIL MEETING**  
**Monday, November 1, 2021 - 5:30 PM**  
**Hutchins Community Center**  
**500 W. Hickman St., Hutchins, Texas**

A meeting of the Hutchins City Council was held on Monday, November 1, 2021, with Work Session beginning at 5:30 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 were discussed and considered:

### **WORK SESSION**

**A. Discuss Southaven Development**  
**Presented by: Trudy Lewis, City Administrator**

Mayor Pro Tem Elmore opened the Work Session at 6:32 p.m. with a quorum of the council present. Mayor Vasquez arrived at 5:40 p.m. City Administrator Lewis gave an overview of the purpose of the presentation and introduced a representative for the development. Preston Walhood, 4040 N. Central Expressway, Dallas, Texas, the representative for The Warner Group and Hutchins 227. Mr. Walhood provided the council with a presentation of the planned development. The overview included the number of homes, commercial components, parks and greenspace, major entry points, and roadway improvements. Mr. Walhood gave a tentative outline for Phase 1 of the construction project for approximately 289 homes and a park, a summary of the community amenities that include parks and trails, ingress/egress and median maintenance, and homeowner association management and responsibilities. Mr. Walhood also announced the project is to be constructed by a single home builder, LGI. Council discussed street names, commercial construction, repetitious exterior requirements, FEMA floodplain, and a protected stream on JJ Lemmon prohibiting the construction of an entrance on JJ Lemmon Rd., and estimate timeframe for construction to begin and estimate time for completed buildout.

Mayor Vasquez adjourned the Work Session at 6:30 p.m.

## **REGULAR SESSION**

- A. CALL TO ORDER:** Mayor Vasquez called the meeting to order at 6:32 p.m.
- 1. Roll Call:** Members present: Mayor Vasquez, Councilmember Nichols, Councilmember Odom, Mayor Pro Tem Elmore, Councilmember Didehbani, Councilmember Campbell.
  - 2. Invocation:** Councilmember Nichols gave the invocation.
  - 3. Pledge of Allegiance:** Councilmember Odom led the Pledge of Allegiance
- B. CITIZEN COMMENTS:** None
- C. CONSENT AGENDA:**

- 1. Approval of City Council Meeting Minutes for the month of October 2021.**
- 2. Ratifying action taken by the Hutchins City Council on March 19, 2018, approving RESOLUTION NO. 2018-0319-2 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND ADOPTING THE CITY OF HUTCHINS UTILITY POLICY THAT ALLOWS FOR UTILITY CUSTOMERS TO REQUEST AN EXTENSION TO PAY THEIR UTILITY BILLS BY SUBMITTING A "UTILITY PAYMENT EXTENSION REQUEST" TO THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.**
- 3. Ratifying action taken by the Hutchins City Council on April 2, 2018 approving ORDINANCE NO. 2018-4040 OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF HUTCHINS, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A SPECIFIC USE PERMIT ("SUP") TO ALLOW FOR THE ASSEMBLY OF MATTRESSES AND FOUNDATIONS ON ±22,383 SQUARE FOOT TRACT OF LAND ZONED HIGHWAY COMMERCIAL ("HC"), LOCATED AT 1709 SOUTH I-45, HUTCHINS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; PROVIDING A CONFLICTS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

Councilmember Nichols made a motion seconded by Councilmember Campbell to approve the Consent Agenda. All in favor, the motion carried 5-0.

## **D. PRESENTATIONS**

- 1. Capital Projects Update**  
**Presented by: Charles Brewer, Public Works Director**

City Administrator Lewis presented on behalf of Charles Brewer who was unable to attend the meeting.

**2. Boards and Commissions Appointments**  
**Presented by: Cynthia Olguin, City Secretary**

City Secretary Olguin presented an update on the boards and commissions vacancies, attendance, and meetings canceled due to a lack of quorum. City Secretary Olguin stressed to the city council the need for their assistance in recruiting new members.

**E. PUBLIC HEARINGS**

**F. REGULAR AGENDA**

**1. Discuss and consider a street name change request for Luther Edwards, Jr.**  
**Presented by: Ms. Asha Owens**

Ms. Owens followed up on her request, previously submitted to the council. Ms. Owens provided the council with pages of signatures from various residents residing on Murry Street approving the street name change.

Council discussed other options to recognize Mr. Edwards, including a dedicated street name at another location or a sign topper for the existing street sign that would not require a change in the street name.

Felix Madrigal, 1527 Trout Road, submitted a citizen comment form for this item and spoke against the name change.

Councilmember Campbell made the motion seconded by Mayor Pro Tem Elmore to approve a street sign topper for Murry St. to acknowledge Mr. Edwards. All in favor, the motion carried 5-0.

**2. Discuss and consider Resolution R2021-0977 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, ADOPTING THE TEXAS TERM SHEET AND ITS INTRASTATE ALLOCATION SCHEDULE REGARDING THE GLOBAL OPIOID SETTLEMENT; AND PROVIDING AN EFFECTIVE DATE.**  
**Presented by: Trudy Lewis, City Administrator**

Mayor Pro Tem Elmore made the motion seconded by Councilmember Didehbani to approve Resolution R2021-0977. All in favor, the motion carried 5-0.

**3. Discuss and consider Resolution R2021-0978 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING A ONE YEAR RENEWAL OF THE LIST OF QUALIFIED ARCHITECTURAL, SURVEYING, PLANNING AND ENGINEERING SERVICES AND SELECTED FIRMS AS PREVIOUSLY APPROVED PER RESOLUTION NO. 2016-1219; AND PROVIDING FOR AN EFFECTIVE DATE.**  
**Presented by: Charles Brewer, Public Works Director**

Councilmember Nichols made the motion seconded by Councilmember Campbell to approve Resolution R2021-0978. All in favor, the motion carried 4-1

Voting For: Councilmember Nichols, Councilmember Odom, Councilmember Campbell.

Voting Against: Councilmember Didehbandi

**G. ITEMS OF COMMUNITY INTEREST**

City Secretary Olguin announced the items of community interest.

**H. ADJOURNMENT**

Mayor Pro Tem Elmore made the motion seconded by Councilmember Campbell to adjourn the meeting at 8:13 p.m. All in favor, the motion carried 5-0

**PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON DECEMBER 6, 2021.**

APPROVED:

  
Mario Vasquez, Mayor

ATTEST:

  
Cynthia Olguin, City Secretary

