



**CITY OF HUTCHINS  
CITY COUNCIL MEETING  
MINUTES**

**Tuesday, January 16, 2024 at 6:30 PM  
City Hall, 321 N. Main Street**

A Regular Meeting of the Hutchins City Council was held on Tuesday, January 16, 2024, at 6:30 PM located at Hutchins City Hall Council Chambers, 321 N. Main Street, Hutchins, Texas, at which time the following items were discussed and considered.

**A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**

**1. Roll Call by Mayor**

Mayor Vasquez called the meeting to order at 6:30 p.m. and announced a quorum.

PRESENT

Mario Vasquez  
Steve Nichols  
Brenda Campbell  
Dominic Didehbani  
Raymond Elmore  
Demarcus Odom

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Mayor Pro Tem gave the invocation and Councilmember Didehbani led the Pledge of Allegiance.

**C. CITIZEN COMMENTS**

Aurora Madrigal, Trout Road, Hutchins, submitted a statement in opposition to the construction of a new fence at 1528 Trout Road.

Felix Madrigal, Trout Road, Hutchins, spoke in opposition to the construction of a new fence at 1528 Trout Road and spoke in support of enforcement of the city ordinances.

**D. PUBLIC HEARINGS**

**2. Conduct a Public Hearing regarding a request for a 4B project at 101 S IH 45 Suite 9, Presented by: Guy Brown, EDC Director**

EDC Director Guy Brown presented the item and explained that the grant was to help with the cost of a vent-a-hood for a new coffee/tea house that is being constructed at the location.

Mayor Vasquez opened the public hearing at 6:35 p.m.

Sonia Mancha, representing the applicant, will be assisting her son manage the shop. They will provide herbal teas, espresso, coffee, and healthy food options not found anywhere else in Hutchins. Business hours will be Monday through Friday from 5 am - 5 pm and half day Saturday. The owner hopes to open the second week of February.

The public hearing was closed at 6:39 p.m.

**3. Conduct a Public Hearing to consider a request for a Specific Use Permit for truck sales and storage at 1301 E. Wintergreen Road. Presented by Tim Rawlings, Building Official**

Building Official Tim Rawlings presented the item and introduced Chris Cate, representing Provident Realty Advisors. Councilmember Didehbani asked for clarification on the zoning for truck sales. Mayor Pro Tem Nichols expressed his concern with truck parts lying around the facility. Mayor Vasquez expressed his concern over noise issues in surrounding residential neighborhoods.

Mayor Vasquez opened the public hearing at 6:43 p.m.

During the meeting, Mr. Cate provided the location of the proposed tenant as 1301 E. Wintergreen Road, which is currently zoned as light industrial. He mentioned that the proposed tenant is the largest used truck dealer in the country, and the lease is subject to the approval of the SUP. Mr. Cate explained that "storage" would be considered inventory for sale, and the SUP would be a much better use than what the current zoning allows. He also addressed the noise issues and confirmed that work hours would be from Monday to Friday, 7 am to 5 pm, and on Saturdays from 8 am to 3 pm.

Building Official Rawlings reminded the council that they have the option of proposing hours of operation in the SUP.

Mayor Vasquez closed the public hearing at 6:56 p.m.

**E. PRESENTATIONS**

**4. LGI Presentation. Presented by Tim Rawlings, Building Official**

Elaine Torres, Vice President of Land Development for LGI provided an update on the number South Haven project. Phase A has been completed and building permits have been submitted to the city and they are estimating fifteen months to build out each phase. The development includes greenspace in each phase. Homes range from 11-1200 square feet to over 2,000 square feet with average pricing ranging from \$279,900 up to \$350,000. Other items of discussion included the exterior covering and state law that prohibits cities from requiring brick exterior; HOA responsible for maintaining splash pad and dog park, lot size, and estimated timeframe for total buildout.

**5. CIP Update Presented by: Robert McWayne, Interim Director of Public Works**

The Interim Director of Public Works presented the Capital Improvement Projects status update and answered questions.

**6. Hutchins 911 next generation project. Presented by: S. Perry, B. Blanton, Thomas Marsh (Carbyne).**

Chief Perry introduced Thomas Marsh, representing Carbyne Inc. who presented their product and explained the state requirement for Next Generation 911 compliance. Mr. Marsh provided a summary of how their product allows for public and first responder communication via text, images, video, and voice calls. Mr. Marsh outlined the other product modules including GPS location tracking, geospatial routing, multimedia sharing, cloud-based call handling system, IP-based ES Inet, incident mapping, and cyber security capabilities.

**F. REGULAR AGENDA - *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.***

**7. Discuss and consider Resolution R2024-01-1164 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING A 4B PROJECT FOR THE PURPOSE OF INFRASTRUCTURE IMPROVEMENTS FOR PROPERTY LOCATED AT 101 SOUTH INTERSTATE 45, SUITE 9, HUTCHINS, TEXAS; AUTHORIZING THE HEDC EXECUTIVE DIRECTOR TO EXECUTE THE FINAL AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE. PRESENTED BY: Guy Brown, EDC Director**

Motion made by Councilmember Odom and seconded by Councilmember Didehbani to approve Resolution R2023-01-1164. All in favor, the motion passed.

Voting Yea: 5 – Steve Nichols, Brenda Campbell, Dominic Didehbani, Raymond Elmore, Demarcus Odom.

Voting Nay: 0

**8. Discuss and consider ORDINANCE 2024-01-1187 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 CHANGE IN ZONING BY GRANTING A SPECIFIC USE PERMIT (“SUP”) WITH SPECIAL CONDITIONS TO ALLOW A TRUCK SALES AND STORAGE FACILITY ON LAND ZONED LIGHT INDUSTRIAL (“LI”) CONSISTING OF ±7.925 ACRES OF LAND, SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, MORE COMMONLY KNOWN AS 1301 EAST WINTERGREEN ROAD, HUTCHINS, PRESENTED BY; Tim Rawlings, Building Official**

Motion made by Mayor Pro Tem Nichols and seconded by Councilmember Elmore to approve the Ordinance 2024-01-1187 with the inclusion of hours of operation as Monday through Friday from 7 am to 5 pm and Saturday from 8 am - 3 pm and closed on Sundays. All in favor, the motion passed.

Voting Yea: 5 – Steve Nichols, Brenda Campbell, Dominic Didehbani, Raymond Elmore, Demarcus Odom

Voting Nay: 0

**9. Discuss and consider Resolution R2024-01-1163 of the City of Hutchins, Casting Its Vote for the Fourth Member of the Board of Directors of the Dallas Central Appraisal District. Presented by: Cynthia Olguin, City Secretary**

Motion made by Mayor Pro Tem Nichols and seconded by Councilmember Elmore to approve the Resolution 2024-01-1163 casting their vote for Brett Franks. All in favor, the motion passed.

Voting Yea: 5 – Steve Nichols, Brenda Campbell, Dominic Didehbani, Raymond Elmore, Demarcus Odom

Voting Nay: 0

**10. Consider and act on Resolution No. R2024-01-1165 APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE TERMS AND CONDITIONS OF AN AGREEMENT BY AND BETWEEN THE CITY OF HUTCHINS AND RENÉ BATES AUCTIONEERS, INC. (RBAI) TO CONDUCT ONLINE AUCTIONS OF SURPLUS INVENTORY FOR THE CITY OF HUTCHINS; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: Katherine Lindsey, Assistant to the City Administrator**

Motion made by Councilmember Elmore and seconded by Councilmember Campbell to approve Resolution R2024-01-1165. All in favor, the motion passed.

Voting Yea: 5 – Steve Nichols, Brenda Campbell, Dominic Didehbani, Raymond Elmore, Demarcus Odom.

Voting Nay: 0

**11. Consider and act on Resolution No. R2024-01-1166 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, DECLARING CERTAIN PROPERTY SURPLUS OR OBSOLETE, AND AUTHORIZING THE AUCTION OF SAME; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: Katherine Lindsey, Assistant to the City Administrator**

Motion made by Councilmember Elmore and seconded by Councilmember Campbell to approve Resolution R2024-01-1166. All in favor, the motion passed.

Voting Yea: 5 – Steve Nichols, Brenda Campbell, Dominic Didehbani, Raymond Elmore, Demarcus Odom

Voting Nay: 0

**G. ITEMS OF COMMUNITY INTEREST**

**12. City Secretary Olguin announced the items of Community Interest.**

**H. ADJOURN**

Motion made by Councilmember Elmore, seconded by Councilmember Campbell to adjourn the meeting. The meeting was adjourned at 7:01 PM.

Voting Yea: Steve Nichols, Brenda Campbell, Dominic Didehbani, Raymond Elmore, Demarcus Odom

Voting Nay: 0

**PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON THE 4th DAY OF MARCH 2024.**

APPROVED:

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Mario Vasquez, Mayor

ATTEST:

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Cynthia Olguin, City Secretary