

CITY OF HUTCHINS, TEXAS  
RESOLUTION NO. R 2026-02-1319

A RESOLUTION OF THE HUTCHINS CITY COUNCIL, APPROVING AN AMENDED AND RESTATED CIVIC CENTER DEVELOPMENT AND CHAPTER 380 AGREEMENT BETWEEN THE CITY OF HUTCHINS, TEXAS AND PINECOVE INVESTMENT HUTCHINS LLC, FOR PROPERTY LOCATED AT AND NEAR 311 WINTERGREEN ROAD HUTCHINS, TEXAS.

WHEREAS, the Parties previously entered into that certain Civic Center Development and Chapter 380 Agreement dated April 10, 2025 (the “Original Agreement”); and

WHEREAS, the Parties desire to amend and restate the Original Agreement as set forth herein; and

WHEREAS, Company owns or is under contract to purchase the real property at the northwest corner of I-45 Hutchins, Texas, being further described in Exhibit “A” (the “Land”), and intends to construct thereon or cause to be constructed thereon a 5-story hotel containing 106 rooms operated pursuant to a franchise as a Holiday Inn Express & Express at 311 Wintergreen Road Hutchins, Texas (the “Holiday Inn Hotel”) and a 4-story hotel containing 99 rooms operated pursuant to a franchise as a Towne Place Suites by Marriot at 321 Wintergreen Road, Hutchins, Texas (the “Towne Place Hotel”) and a retail shopping with at least 130,000 square feet of combined retail and hotel space (herein after defined as the “Improvements”); and

WHEREAS, Chapter 351, Tax Code authorizes the City to expend hotel/motel occupancy tax revenue for the acquisition, lease, construction, improvement, enlarging, maintenance, equipping and operation of a convention center facility which includes civic centers, auditoriums, parking areas and auditoriums, owned or managed by the City; and

WHEREAS, a Civic Center (hereinafter defined) in the Holiday Inn Hotel and in the Towne Place Hotel (hereinafter defined) will enhance and promote tourism and the hotel and convention industry and will attract visitors from outside the City into the City or its vicinity; and

WHEREAS, Company intends to allow the City to use a designated portion of each Conference Center (hereinafter defined) in the Holiday Inn Hotel and in the Towne Place Hotel as Civic Center; and

WHEREAS, City intends, as lessee of the of each Civic Center, to contract with the Company to manage and operate the Civic Center for the City; and

WHEREAS, City has found and determined that the expenditure of hotel/motel occupancy tax revenue for the lease, operation, and management of the designated portion of each Conference Center, as a Civic Center, is authorized by Chapter 351, Tax Code, and will benefit the City; and

WHEREAS, promoting the location of new business enterprises within City will promote economic development, stimulate commercial activity, generate additional sales tax and will enhance the property tax base and economic vitality of City;

WHEREAS, the City is authorized by Article III, Section 52-a of the Texas Constitution and Texas Local Government Code Chapter 380 to provide economic development grants to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, the City has adopted programs for promoting economic development, and this Agreement and the economic development incentives set forth herein are given and provided by the City pursuant to and in accordance with those programs; and

WHEREAS, the City has determined that making the Grants (hereinafter defined) to Company in accordance with the City's economic development program will (i) further the objectives of the City; (ii) benefit the City and the City's inhabitants; and (iii) promote local economic development and stimulate business and commercial activity in the City; and

WHEREAS, the City Council does hereby approve this Agreement as a program for making economic development grants to Company for the purpose of stimulating and maintaining its commercial activity within the City, and to promote the generation of use tax, the enhancement of the property tax base, and to maintain and increase the economic vitality of the City

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, THAT:**

**SECTION 1.** The City Administrator is hereby authorized to execute the Agreement, which is attached hereto as Exhibit "A," on behalf of the City of Hutchins.

**SECTION 2.** This Resolution shall become effective immediately upon its passage.

**DULY RESOLVED AND ADOPTED** by the City Council of the City of Hutchins, Texas, this the 2nd day of February, 2025.

CITY OF HUTCHINS, TEXAS

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Mario Vasquez, Mayor

ATTEST:

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Cynthia Olguin, City Secretary (250303-gb)

**EXHIBIT "A"**

Amended And Restated Chapter 380 Agreement Between The City Of Hutchins, Texas and Pinecove  
Investment Hutchins LLC.