



**CITY OF HUTCHINS  
CITY COUNCIL MEETING  
AGENDA**

**Monday, June 15, 2026 at 6:30 PM  
City Hall - Council Chamber, 400 N. JJ Lemmon Road**

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Regular Meeting of the Hutchins City Council to be held on Monday, June 15, 2026 at 6:30 p.m. at Hutchins City Hall Council Chambers, 400 N. JJ Lemmon Road, Hutchins, Texas, at which time the following items will be discussed and considered.

**City Council Members**

Mayor Mario Vasquez  
Mayor Pro Tem Steve Nichols  
Councilmember Brenda Campbell  
Councilmember Raymond Elmore  
Councilmember Demarcus Odom  
Councilmember America Rodriguez

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

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

**C. 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 decision at this time.*

**D. PRESENTATIONS**

1. A proposed Planned Development (PD) presented by Cynthia Mickens Ross to develop a community hub located at 302 W. Palestine which has approximately 3 acres of site area.

**E. PUBLIC HEARINGS**

2. A. Conduct a public hearing, discuss and consider a request by David Petree with Blue Sky Surveying & Mapping, representing the property owner Mack Prioleau with BC Wintergreen LP for a replat of Carpenter Industrial Park Section One, Tracts 1 & 2, Block B, 6.9151 acres of land located in the S.C Atterberry Survey, Abstract NO. 18, West of Vanderbilt Road and North of Della Road, more commonly described as 720 West Wintergreen Road.

B. Open Public Hearing and Receive Comment.

C. Discuss and consider a request by David Petree with Blue Sky Surveying & Mapping, representing the property owner Mack Prioleau with BC Wintergreen LP for a replat of Carpenter Industrial Park Section One, Tracts 1 & 2, Block B, 6.9151 acres of land located in the S.C

Atterberry Survey, Abstract NO. 18, West of Vanderbilt Road and North of Della Road, more commonly described as 720 West Wintergreen Road.

**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.*

3. Discuss and consider an Ordinance amending and restating Ordinance No. 2026-01-1219 from 725 E Wintergreen Road to 735 E Wintergreen Road for the purpose of changing the address of record. Presented by Blake Moore, Building Official  
Ordinance 2026-06-1224
4. Discuss and consider a Resolution AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE CONTRACTUAL AGREEMENTS RELATED TO EMPLOYEE BENEFITS FOR FISCAL YEAR 2026-2027 AT AN ESTIMATED ANNUAL COST OF \$1,619,225. Presented by: Karen Steward, HR Director  
Resolution R2026-06-1345

**G. ITEMS OF COMMUNITY INTEREST**

5. City Offices Closed, Friday, June 19, 2026, in observance of Juneteenth Holiday.

City Council Meeting, Tuesday, July 7, 2026, 6:30 p.m., Hutchins City Hall, 400 N. JJ Lemmon Rd., Hutchins.

Town Hall Meeting, Thursday, July 16, 2026, 7:00 p.m., Hutchins City Hall, 400 N. JJ Lemmon Rd., Hutchins.

**H. ADJOURN**

**CERTIFICATION**

I certify that a copy of the June 15, 2026, agenda of items to be considered by the Hutchins City Council was posted at City Hall and to the City's website [www.cityofhutchinstx.gov](http://www.cityofhutchinstx.gov), in accordance with Chapter 551 of the Texas Government Code. Posted on Tuesday, June 15, 2026.

*Cynthia Olguin*

Cynthia Olguin  
City Secretary



**ACCESSIBILITY STATEMENT**

The meeting location is wheelchair accessible from the front door. Requests for special services must be received at least 48 hours in advance of scheduled meeting. For assistance, please call the office of the City Secretary at 972-225-6121 or email the City Secretary at [colguin@cityofhutchins.gov](mailto:colguin@cityofhutchins.gov)



# STAFF REPORT

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**MEETING DATE:** June 15, 2026

**MEETING TYPE:** City Council

**SUBMITTED BY:** Blake Moore

**AGENDA CAPTION:** Discuss and Consider a PD presented by Cynthia Mickens Ross to develop a community hub located at 302 W. Palestine which has approximately 3 acres of site area.

Presented by: Blake Moore Chief Building Official

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### **Background Information**

The Cynthia Mickens Ministries Campus Project aims to expand housing opportunities, increase dedicated community occupancy space, provide dedicated community space, optimize pantry distribution, meet parking requirements, enhance garden areas, retail and entrepreneurial space, incorporate functional program spaces within the event facility, and address stormwater retention needs. They are here tonight to get feedback from council before we move towards the PD process which will go before P&Z and Council for approval.

### **Budget Implications**

N/A

### **Operational Impact**

N/A

### **Legal Review**

N/A

### **Staff Recommendation**

Recommends City Council to review and give feedback.

### **Supporting Documentation and Attachments**

- 1) Project Description
- 2) Concept Site Plan





PROJECT DESCRIPTION

Table with 2 columns: Field (Date, Project Name, Author, Subject) and Value (April 23, 2026, Cynthia Mickens Ministries Campus Project, Sylvia Johnson, Project Description)

I. Project Description Brief – Proposed Community Hub

PROJECT LOCATION:

302 W. Palestine St, Hutchins, TX 75141

SITE AREA:

3 acres

BUILDING SIZES:

Cumulative 65,000 SF

II. PROJECT OBJECTIVES

The Cynthia Mickens Ministries Campus Project aims to expand housing opportunities, increase dedicated community occupancy space, provide dedicated community space, optimize pantry distribution, meet parking requirements, enhance garden areas, retail and entrepreneurial space, incorporate functional program spaces within the event facility, and address stormwater retention needs.

III. PROGRAM OVERVIEW

Cynthia Mickens Ministries plans to transform its three-acre site into a vibrant community hub in Hutchins, TX. The proposal includes 32 attainable residential units designed around a shared courtyard, playground, and garden to promote community interaction. Central to the development is a new multi-purpose event facility that combines worship, education, the arts, food services, retail, and entrepreneurial spaces, creating a walkable destination for residents.

Church Sanctuary (~3,000 SF)

- Seats 100

Multi-Purpose Space (~16,500 SF)

- Classrooms
- Offices
- Conference rooms

**Food/Retail (~ 12,890 SF)**

- Kitchen
- Cafe
- Farmer's Market
- Retail
- Restaurant

**Housing (31,300 SF)**

- Single mothers' w/children (3 units)
  - 4 BD / 2 Bath (1,200 SF)
- Seniors (14 units)
  - 1 BD / 1 Bath (600 SF)
- Career-path (14 units)
  - 1 BD / 1 Bath (600 SF)

**Garden**

- Garden beds
- Bioswale Garden / Detention Pond
- Playground

**Parking**

- ~90 spots

**IV. COMPREHENSIVE PLAN PRIORITIES**

*EXPAND HOUSING CHOICE & AVAILABILITY*

Increase the supply of single-family homes, introduce more variety in lot sizes, and allow targeted medium-density housing to meet the needs of different household types and income levels

- The CMM Project offers an opportunity to fulfill the medium-density vision with the capacity to support various household types at all income levels through the plan's multi-family housing development.

*REZONE UNDERUTILIZED INDUSTRIAL LAND*

Convert selected industrial parcels to residential and mixed-use districts to enable more housing opportunities in proximity to existing services and infrastructure.

- The CMM Project provides a mixed-use development in proximity to existing residential areas to offer potential commercial amenities to the surrounding community and create a node-like commercial/mixed-use development.

*PRESERVE NEIGHBORHOOD CHARACTER*

Maintain low-density development patterns in established residential areas and along key corridors like East Wintergreen, Trout, and JJ Lemmon, while integrating new developments.

*INCENTIVIZE QUALITY DEVELOPMENT*

Offer tools such as tax abatement, density/FAR bonuses, and expedited permitting for projects that meet city standards, incorporate amenities, or achieve LEED/NGBS standards.

- The CMM Project provides 32 new housing units to the area, providing for the density incentive without requiring the density bonus.

*SUPPORT AFFORDABLE HOUSING*

Encourage mixed-income neighborhoods and housing types that can serve local workers, seniors, and young families to reduce the high percentage of the workforce community in Hutchins.

- The CMM Project seeks to develop medium-density housing that would allow for 32 new units in the area. These units are intended as an attainable housing community.

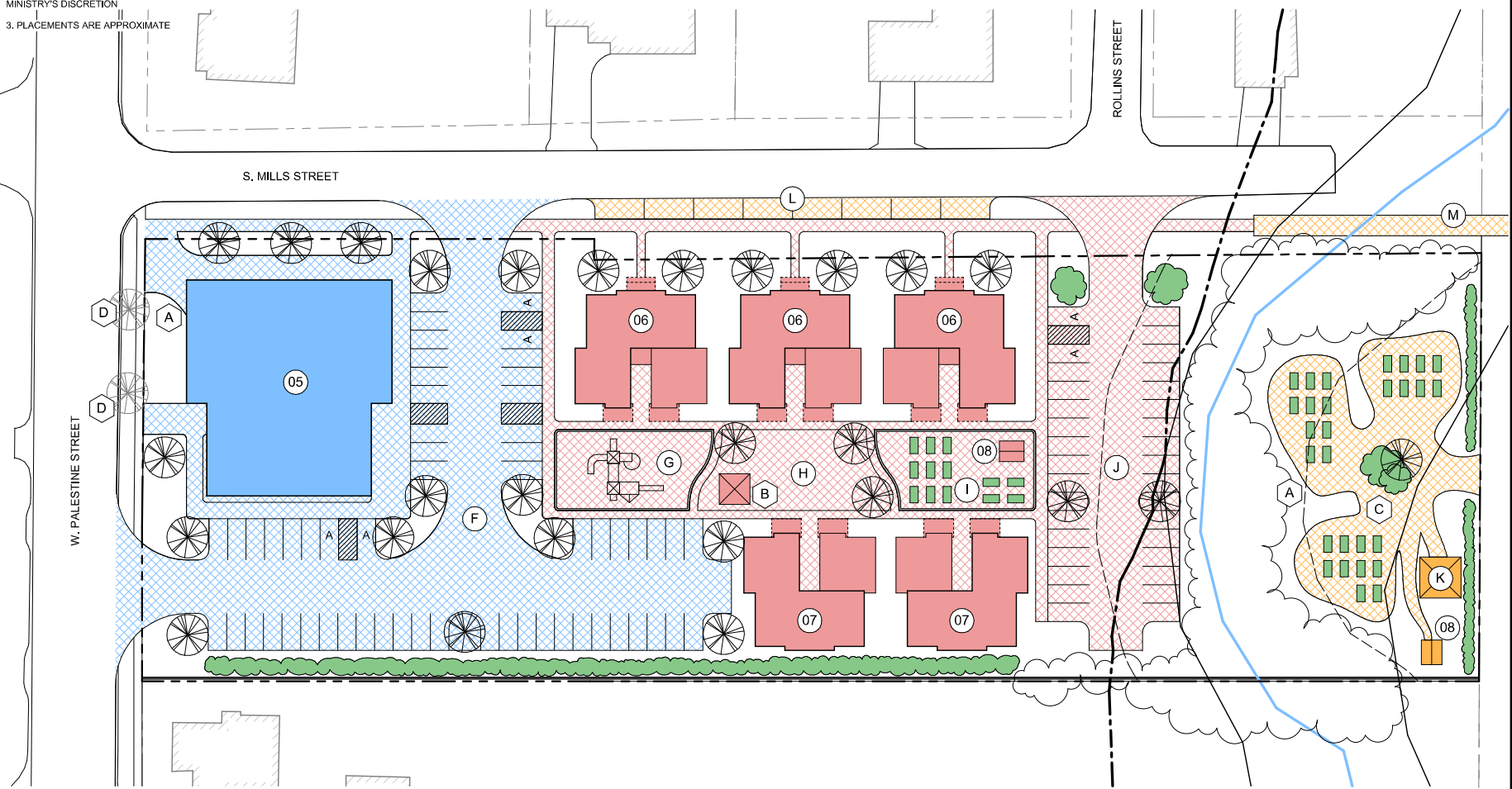
BUILDING LEGEND	
PROPOSED	
ID	DESCRIPTION
05	CHURCH / MULTI-PURPOSE SPACE
06	HOUSING BLDG. 1
07	HOUSING BLDG. 2
08	GARDEN SHED

- NOTES**
1. SITE DEVELOPMENT DONE ALONG WITH CONSTRUCTION PHASE AS NEEDED
  2. COMMUNITY GARDEN TO BE DONE AT MINISTRY'S DISCRETION
  3. PLACEMENTS ARE APPROXIMATE

SITE LEGEND			
EXISTING TO REMAIN			
<u>EXISTING RELOCATED SPACE</u>			
PROPOSED			
ID	DESCRIPTION	ID	DESCRIPTION
A	HISTORIC MARKER	H	OPEN GREEN SPACE
B	GAZEBO	I	HOUSING GARDEN BEDS
C	COMMUNITY GARDEN	J	PARKING LOT 2
D	VEGETATION	K	COMMUNITY GARDEN GAZEBO
F	PARKING LOT 1	L	STREET PARKING
G	PLAYGROUND	M	PEDESTRIAN BRIDGE

PHASING LEGEND	
BUILDING/STRUCTURE	SITE ELEMENT
[Red Box]	[Red Hatched Box] PHASE 1
[Blue Box]	[Blue Hatched Box] PHASE 2
[Orange Box]	[Orange Hatched Box] MINISTRY'S DISCRETION

SYMBOL LEGEND			
[Hexagon 1]	EXISTING OR RELOCATED BUILDING / SITE ELEMENT	[Dashed Line]	PROPERTY BOUNDARY
[Circle 1]	PROPOSED BUILDING / SITE ELEMENT	[Dashed Line]	50' WETLAND BUFFER
[Green Box]	GARDEN BEDS	[Dashed Line]	FEMA 100-YR FLOOD
[Tree Symbol]	EXISTING TREE	[Dashed Line]	FEMA FLOODWAY
[Tree Symbol]	PROPOSED TREE	[Blue Line]	RIVERINE CENTERLINE
[Cloud Symbol]	EXISTING VEGETATION	[Grey Line]	FENCE/WALL
[Cloud Symbol]	PROPOSED VEGETATION	[Grey Line]	A ACCESSIBLE PARKING SPACE



**1 PROPOSED MASTER PLAN PHASING**  
1" = 50'-0"

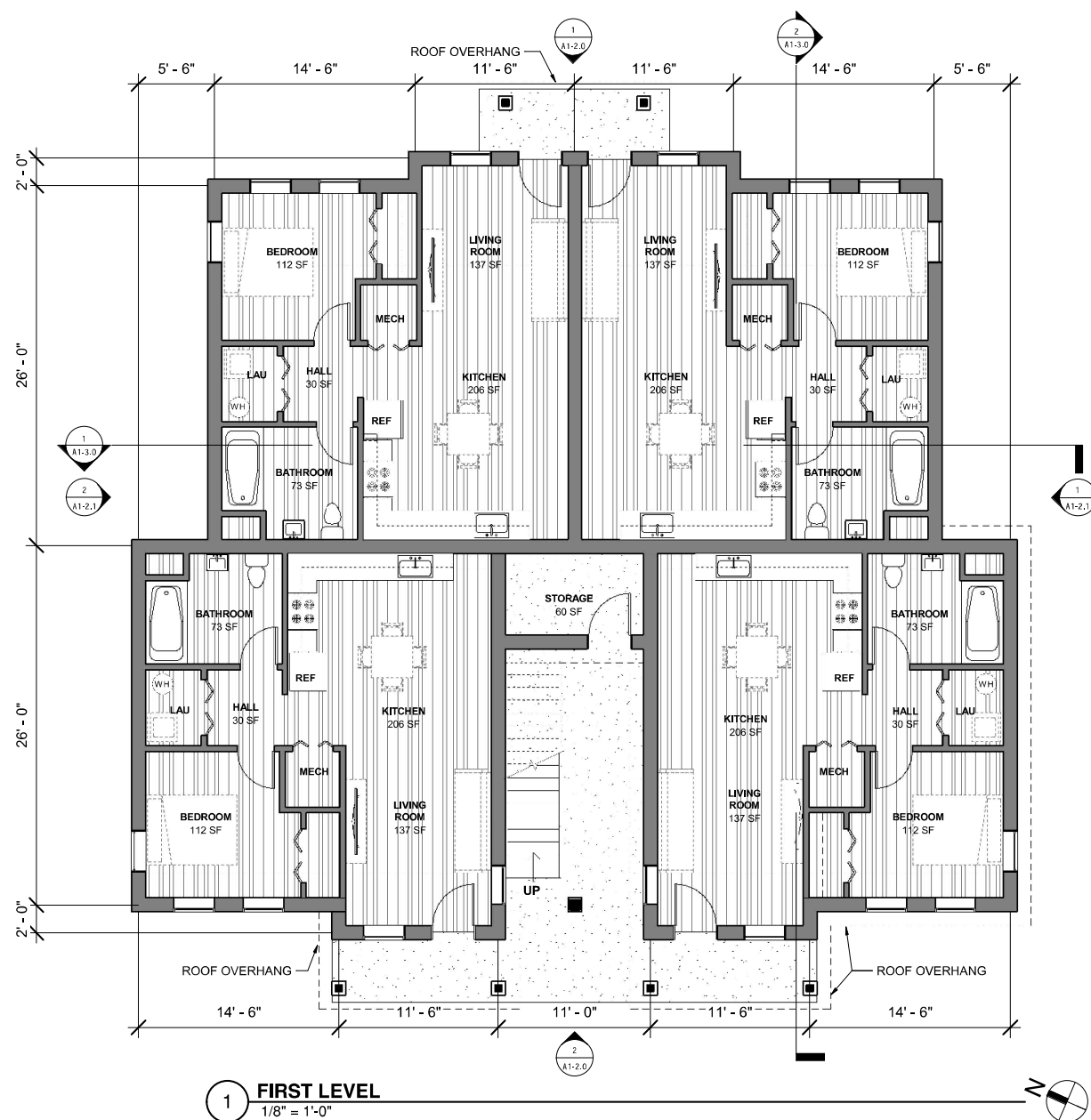


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CYNTHIA MICKENS MINISTRIES  
 THE PATH AT HUTCHINS MASTER PLAN  
 PROPOSED PHASING PLAN

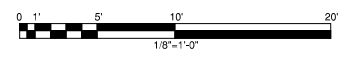
HUTCHINS, TEXAS  
 designing a world of hope  
 eMi  
 empowering 1,USA

CONCEPTUAL DRAWINGS  
 NOT FOR CONSTRUCTION  
LOCAL REGULATIONS MAY REQUIRE REVISIONS TO BE FINALIZED BY AN ARCHITECT/ENGINEER LICENSED TO PRACTICE IN CALIFORNIA  
 PROJECT: US-0829  
 DATE ISSUED: JAN 2025  
 REVISIONS:  
 SHEET NUMBER  
**SP3.0**



**1** FIRST LEVEL  
1/8" = 1'-0"

- NOTES**
1. IMPERIAL MEASUREMENTS
  2. MEASUREMENTS ON CENTER
  3. 1 FT. ROOF OVERHANG
  4. 3,010 SQ.FT. TOTAL GROSS FIRST LEVEL, APPROX.
  5. BUILDING DIRECTION, APPROX.
  6. SEE DRAWING SHEET A0.1 FOR ARCHITECTURAL SYMBOLS AND ABBREVIATIONS

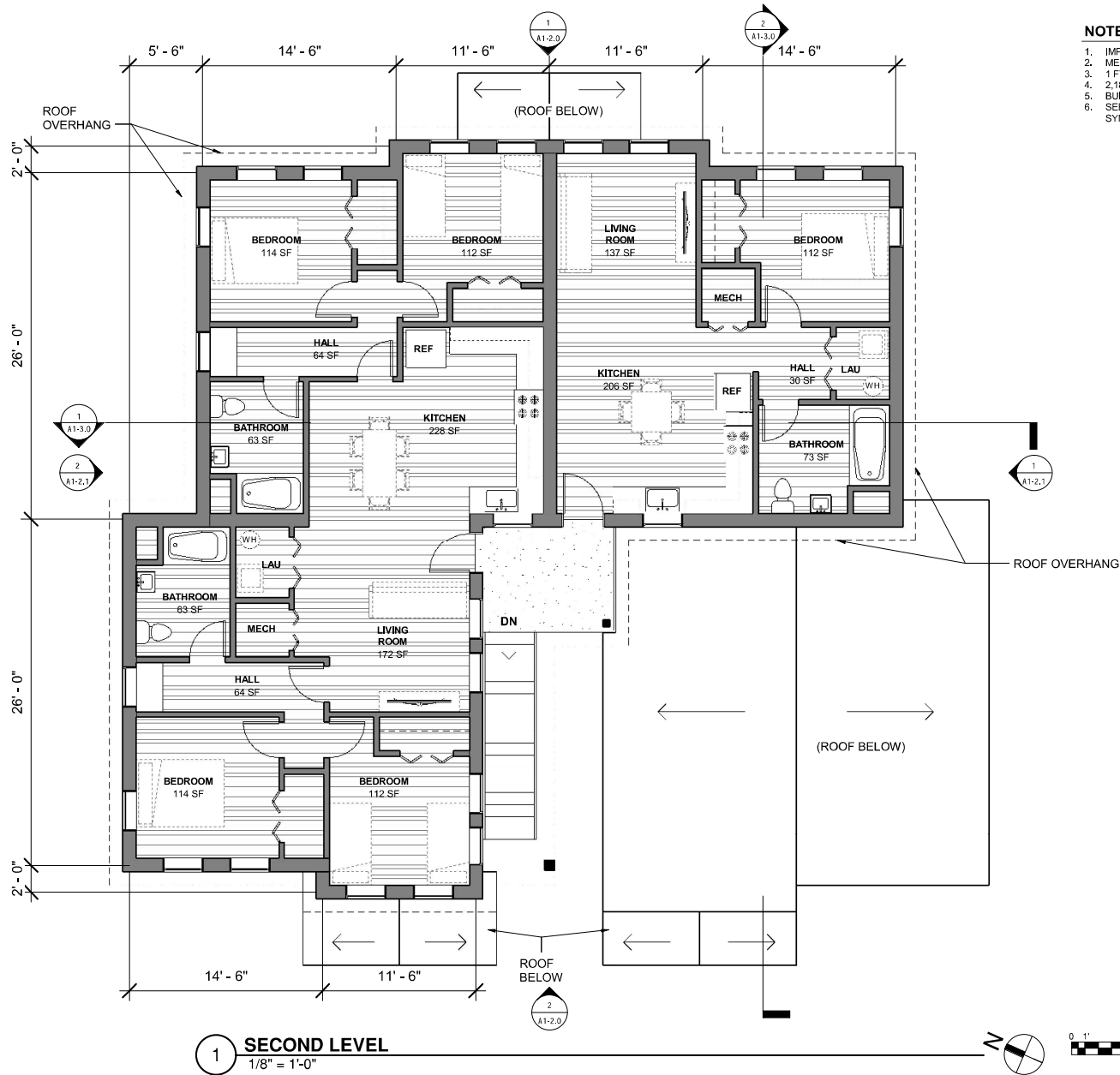


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HUTCHINS, TEXAS  
 THE PATH AT HUTCHINS MASTER PLAN  
 HOUSING BLDG. 1 FIRST LEVEL FLOOR PLAN

CONCEPTUAL DRAWINGS NOT FOR CONSTRUCTION
<small>LOCAL REGULATIONS MAY REQUIRE DRAWINGS TO BE FINALIZED BY AN ARCHITECT/ENGINEER LICENSED TO PRACTICE IN CALIFORNIA</small>
PROJECT: US-0825
DATE ISSUED: JAN 2025
REVISIONS:
SHEET NUMBER <b>A1-1.0</b>

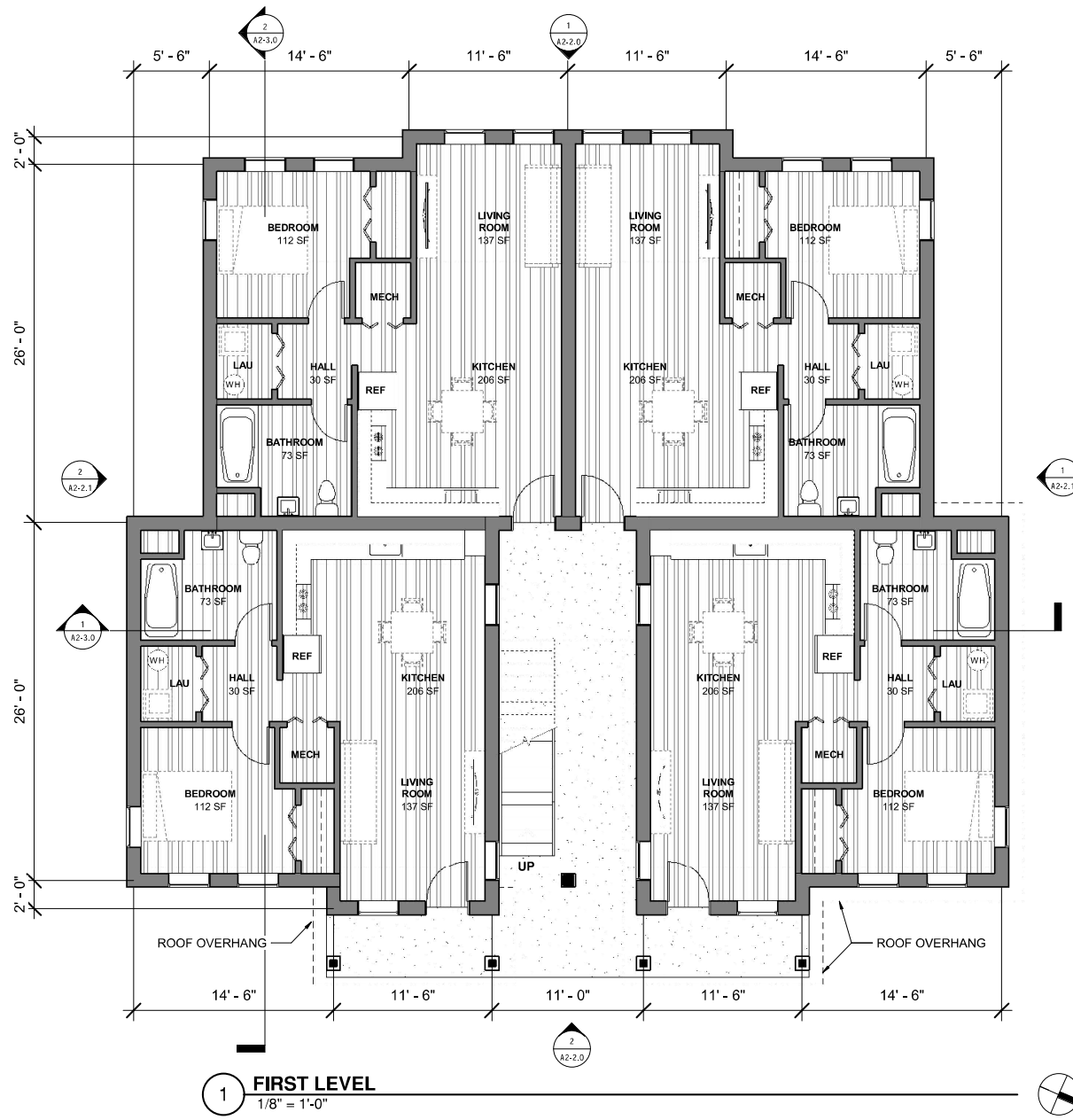


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**CYNTHIA MICKENS MINISTRIES**  
 HUTCHINS, TEXAS  
 THE PATH AT HUTCHINS MASTER PLAN  
 HOUSING BLDG. 1 SECOND LEVEL FLOOR PLAN

CONCEPTUAL DRAWINGS  
 NOT FOR CONSTRUCTION  
LOCAL REGULATIONS MAY REQUIRE DRAWINGS TO BE FINALIZED BY AN ARCHITECT/ENGINEER LICENSED TO PRACTICE IN CALIFORNIA  
 PROJECT: US-0825  
 DATE ISSUED: JAN 2025  
 REVISIONS:  
 SHEET NUMBER  
**A1-1.1**



**1** FIRST LEVEL  
1/8" = 1'-0"

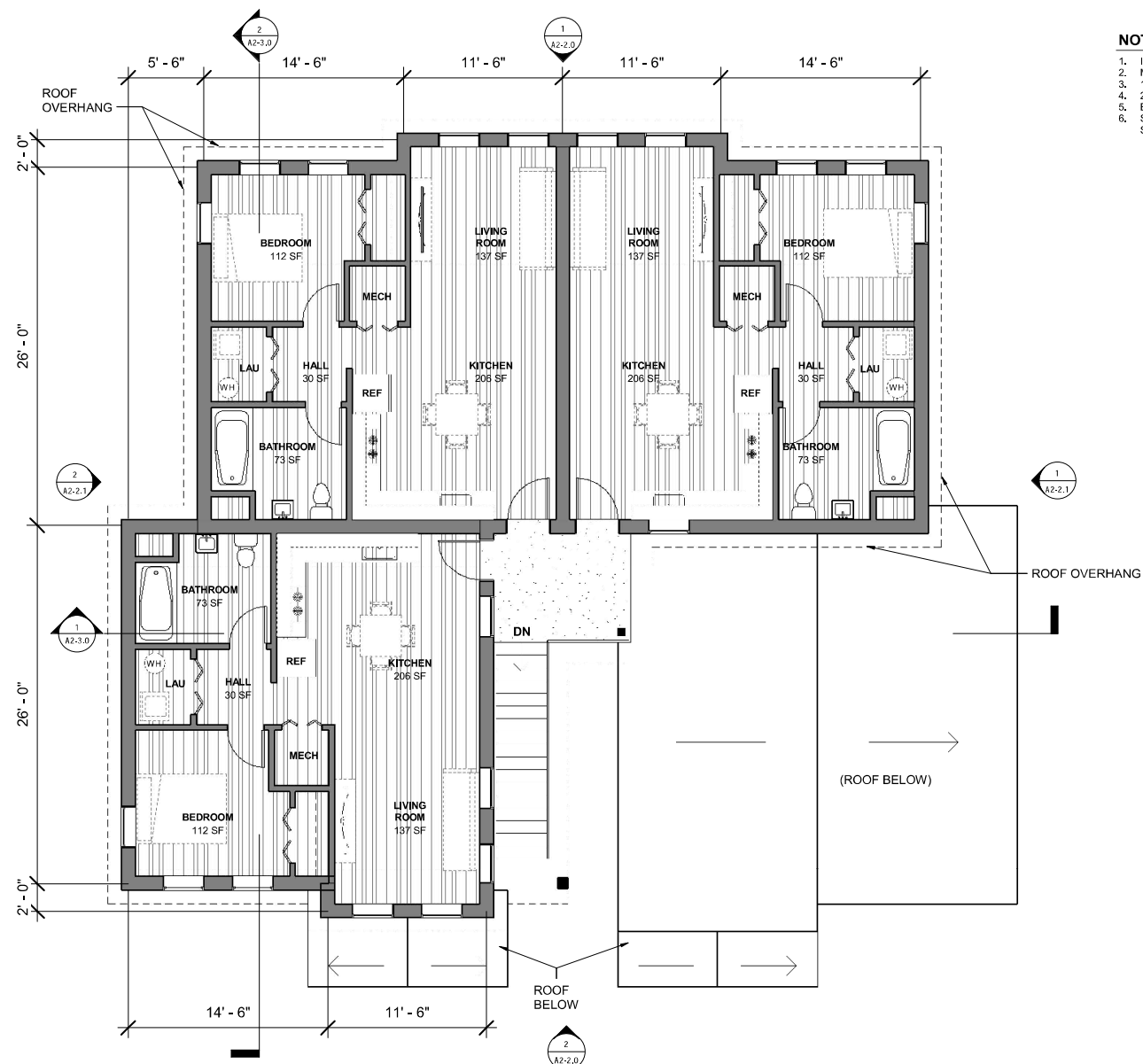
- NOTES**
1. IMPERIAL MEASUREMENTS
  2. MEASUREMENTS ON CENTER
  3. 1 FT. ROOF OVERHANG
  4. 2,950 SQ.FT. TOTAL GROSS FIRST LEVEL, APPROX.
  5. BUILDING DIRECTION, APPROX.
  6. SEE DRAWING SHEET A0.1 FOR ARCHITECTURAL SYMBOLS AND ABBREVIATIONS

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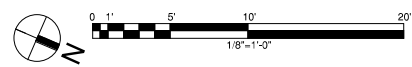
HUTCHINS, TEXAS  
 CYNTHIA MICKENS MINISTRIES  
 THE PATH AT HUTCHINS MASTER PLAN  
 HOUSING BLDG 2 FIRST LEVEL FLOOR PLAN

CONCEPTUAL DRAWINGS NOT FOR CONSTRUCTION  
 LOCAL REGULATIONS MAY REQUIRE DRAWINGS TO BE FINALIZED BY AN ARCHITECT/ENGINEER LICENSED TO PRACTICE IN CALIFORNIA  
 PROJECT: US-0829  
 DATE ISSUED: JAN 2025  
 REVISIONS:  
 SHEET NUMBER  
**A2-1.0**



- NOTES**
1. IMPERIAL MEASUREMENTS
  2. MEASUREMENTS ON CENTER
  3. 1 FT. ROOF OVERHANGS
  4. 2,180 SQ.FT. TOTAL GROSS SECOND LEVEL, APPROX.
  5. BUILDING DIRECTION, APPROX.
  6. SEE DRAWING SHEET A0.1 FOR ARCHITECTURAL SYMBOLS AND ABBREVIATIONS

**1 SECOND LEVEL**  
1/8" = 1'-0"



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**CYNTHIA MICKENS MINISTRIES**  
HUTCHINS, TEXAS  
THE PATH AT HUTCHINS MASTER PLAN  
HOUSING BLDG 2 SECOND LEVEL FLOOR PLAN

CONCEPTUAL DRAWINGS NOT FOR CONSTRUCTION
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PROJECT: US-0829
DATE ISSUED: JAN 2025
REVISIONS:
SHEET NUMBER <b>A2-1.1</b>

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S.C. ATTERBERRY SURVEY, ABSTRACT NUMBER 18, CITY OF HUTCHINS, DALLAS COUNTY, TEXAS AND BEING A PORTION OF TRACT 1, BLOCK B OF CARPENTER INDUSTRIAL PARK SECTION ONE, AN ADDITION TO THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84072, PAGE 6199, OF THE MAP RECORDS OF DALLAS, COUNTY, TEXAS, AND BEING THE SAME PROPERTY CALLED TRACTS 1 & 2, CONVEYED TO BC WINTERGREEN LP BY DEED RECORDED IN INSTRUMENT NUMBER 202600050486 OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF VANDERBILT ROAD, SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID TRACT 1 AND THE NORTHEASTERLY CORNER OF TRACT 4, BLOCK B OF CARPENTER INDUSTRIAL PARK SECTION ONE ADDITION;

THENCE SOUTH 60° 00' 00" WEST DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF VANDERBILT ROAD AND ALONG THE COMMON LINE OF SAID TRACTS 1 AND 4 FOR A DISTANCE OF 549.79 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID TRACT 2, AND BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK B OF CARPENTER INDUSTRIAL PARK REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 86222, PAGE 4080 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 30° 08' 49" WEST AND ALONG THE WEST LINE OF AFORESAID TRACT 2 FOR A DISTANCE OF 586.10 FEET TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF SAID TRACT 2, AND BEING THE NORTHEAST CORNER OF TRACT 3, BLOCK B OF SAID CARPENTER INDUSTRIAL PARK SECTION ONE, AND ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF W. WINTERGREEN ROAD;

THENCE NORTH 59° 56' 13" EAST FOLLOWING ALONG THE SOUTH LINE OF SAID W. WINTERGREEN ROAD AND ALONG THE NORTH LINE OF SAID TRACT 2 FOR A DISTANCE OF 30.62 FEET TO A 5/8" IRON ROD SET FOR THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 18° 02' 29", HAVING A RADIUS OF 1043.50 FEET, AND WHOSE LONG CHORD BEARS NORTH 68° 57' 27"

EAST FOR A DISTANCE OF 327.22 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 08° 30' 00", HAVING A RADIUS OF 1156.61 FEET, AND WHOSE LONG CHORD BEARS NORTH 73° 43' 38" EAST FOR A DISTANCE OF 171.43 FEET TO A 5/8" IRON ROD SET AT A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, SAID POINT BEING THE NORTH END OF A CORNER CLIP AT THE NORTHEAST INTERSECTION OF SAID W. WINTERGREEN ROAD AND VANDERBILT ROAD;

THENCE SOUTH 70° 23' 30" EAST AND ALONG SAID CORNER CLIP, A DISTANCE OF 44.85 FEET TO A 5/8" IRON ROD SET FOR CORNER ON THE WEST LINE OF SAID VANDERBILT ROAD;

THENCE SOUTH 30° 13' 45" EAST ALONG THE WEST LINE OF SAID VANDERBILT ROAD FOR A DISTANCE OF 460.34 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.9151 ACRES (301,223 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S.C. ATTERBERRY SURVEY, ABSTRACT NUMBER 18, CITY OF HUTCHINS, DALLAS COUNTY, TEXAS AND BEING A PORTION OF TRACT 1, BLOCK B OF CARPENTER INDUSTRIAL PARK SECTION ONE, AN ADDITION TO THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84072, PAGE 6199, OF THE MAP RECORDS OF DALLAS, COUNTY, TEXAS, AND BEING THE SAME PROPERTY CALLED TRACTS 1 & 2, CONVEYED TO BC WINTERGREEN LP BY DEED RECORDED IN INSTRUMENT NUMBER 202600050486 OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 59° 56' 13" EAST FOLLOWING ALONG THE SOUTH LINE OF SAID W. WINTERGREEN ROAD AND ALONG THE NORTH LINE OF SAID TRACT 2 FOR A DISTANCE OF 30.62 FEET TO A 5/8" IRON ROD SET FOR THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 18° 02' 29", HAVING A RADIUS OF 1043.50 FEET, AND WHOSE LONG CHORD BEARS NORTH 68° 57' 27" EAST FOR A DISTANCE OF 327.22 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

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THENCE SOUTH 70° 23' 30" EAST AND ALONG SAID CORNER CLIP, A DISTANCE OF 44.85 FEET TO A 5/8" IRON ROD SET FOR CORNER ON THE WEST LINE OF SAID VANDERBILT ROAD;

THENCE SOUTH 30° 13' 45" EAST ALONG THE WEST LINE OF SAID VANDERBILT ROAD FOR A DISTANCE OF 460.34 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.9151 ACRES (301,223 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BC WINTERGREEN LP, A TEXAS LIMITED PARTNERSHIP, DO HEREBY ADOPT THIS PLAT OF CARPENTER INDUSTRIAL PARK SECTION ONE ADDITION, TRACT 1A, BLOCK B, IN THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BC WINTERGREEN LP  
MACK PRIOLEAU

By: \_\_\_\_\_

PRINT OWNER'S NAME: \_\_\_\_\_

POSITION: \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_ ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY SEAL AND OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

STATE OF TEXAS }  
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY SEAL AND OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

~ CURVE TABLE ~

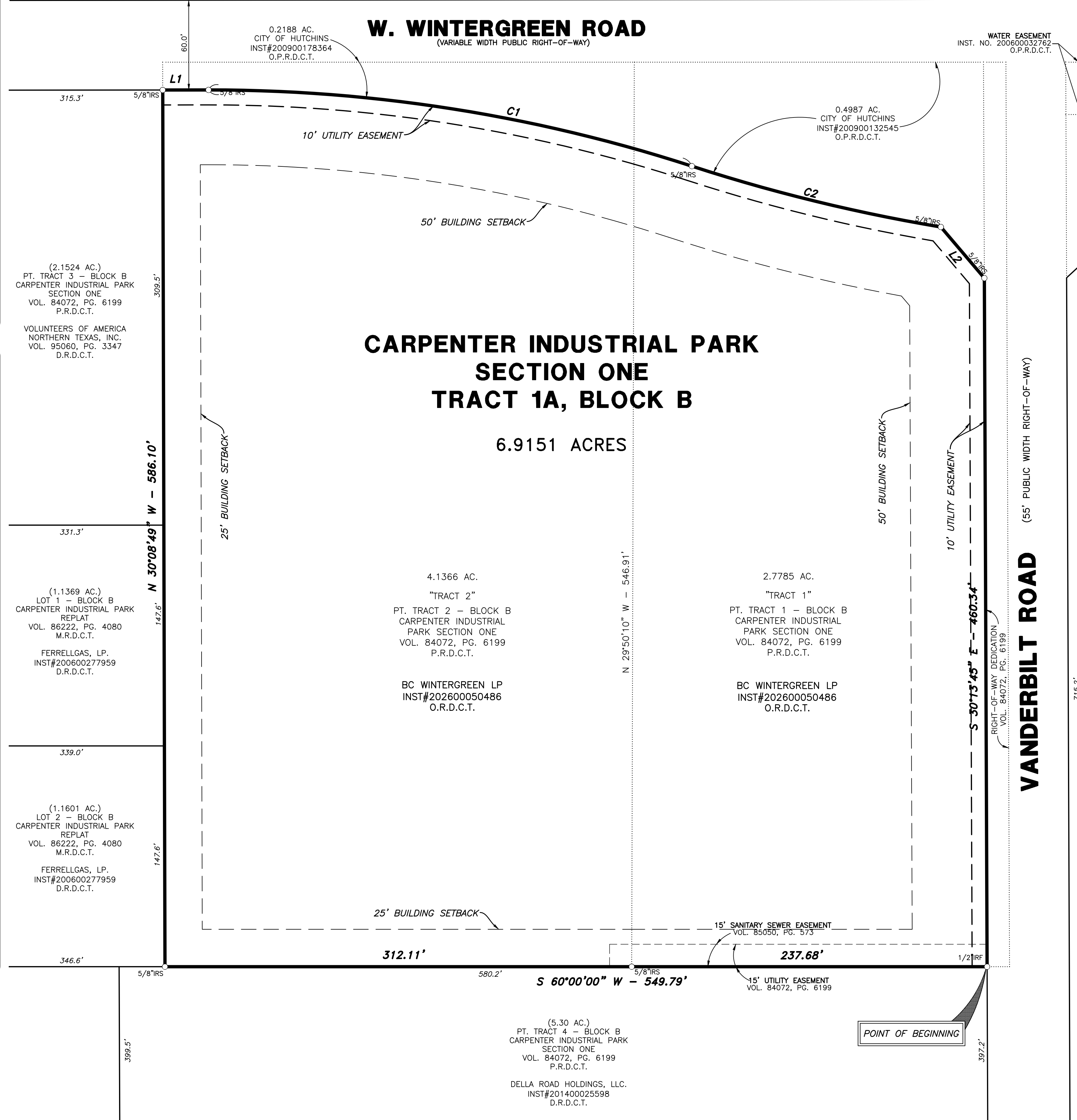
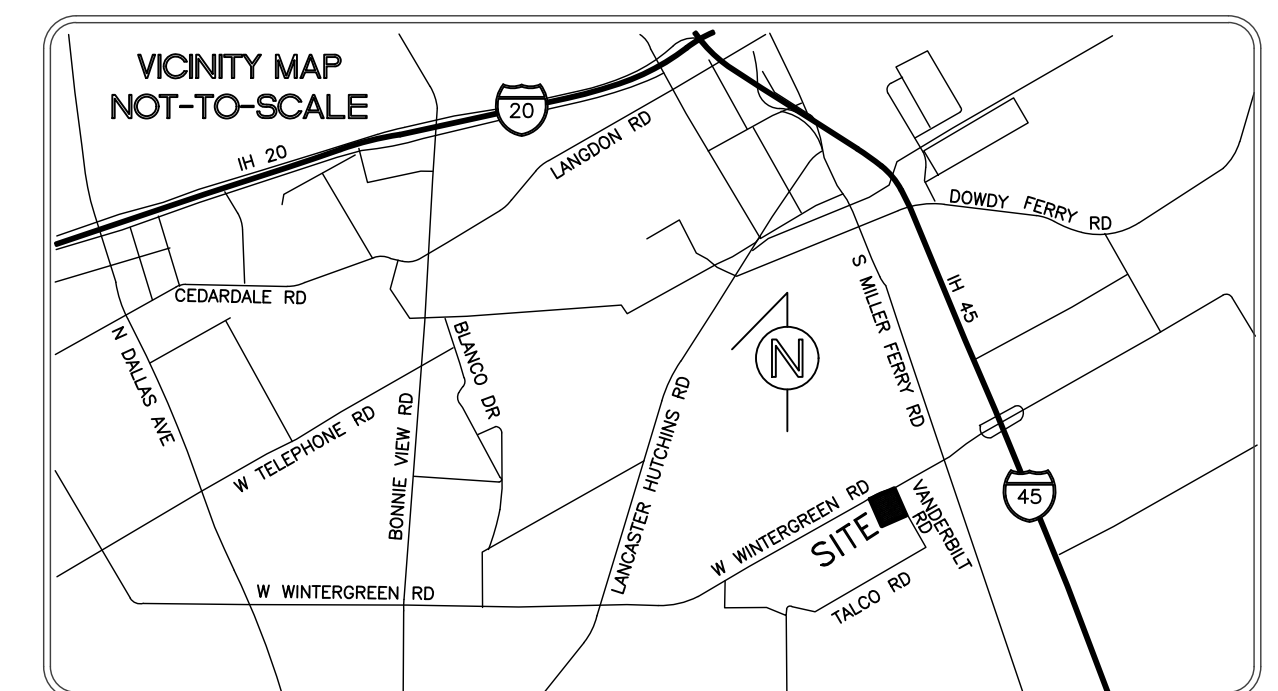
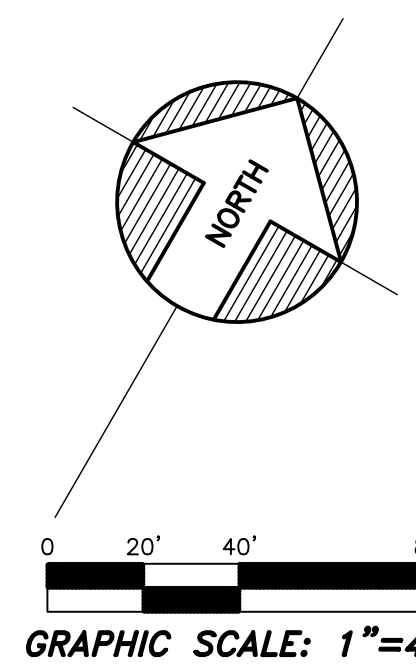
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	1,043.50'	18°02'29"	328.58'	N 68°57'27" E	327.22'
C2	1,156.50'	08°30'03"	171.59'	N 73°43'39" E	171.43'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 59°56'13" E	30.62'
L2	S 70°23'30" E	44.85'

NOTES:

- STATE PLANE COORDINATE ARE 4204 TEXAS SOUTH CENTRAL ZONE, REFERENCE FRAME NORTH AMERICAN DATUM (NAD) 83(2011)
- THE PURPOSE OF THIS PLAT IS TO COMBINE 2 EXISTING TRACTS INTO ONE.
- THE BASIS OF BEARING IS THE WEST RIGHT OF WAY LINE OF VANDERBILT ROAD (SOUTH 30°13'45" EAST).



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH PLATTING RULES AND REGULATIONS OF THE CITY OF HUTCHINS, TEXAS.

DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1890

STATE OF TEXAS }  
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAVID PETREE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY SEAL AND OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE CITY OF HUTCHINS

THIS IS TO CERTIFY THAT THE CITY OF HUTCHINS, TEXAS HAS APPROVED THE REPLAT OF CARPENTER INDUSTRIAL PARK SECTION ONE, BLOCK B, TRACTS 1 & 2 WITH REPLAT/FINAL PLAT BEING NAMED CARPENTER INDUSTRIAL PARK SECTION ONE, BLOCK B, TRACT 1A AS SHOWN HEREON.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

MAYOR  
CITY OF HUTCHINS, TEXAS \_\_\_\_\_

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF HUTCHINS, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE CARPENTER INDUSTRIAL PARK SECTION ONE, TRACT 1A, BLOCK B TO THE CITY OF HUTCHINS WAS SUBMITTED TO THE APPROPRIATE PLANNING & ZONING OR CITY COUNCIL AS REQUIRED BY THE ORDINANCES OF THE CITY OF HUTCHINS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, AND SUCH BODY BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES AND WATER AND SEWER LINES, AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, AND SAID BODY FURTHER AUTHORIZED THE ACCEPTANCE THEREOF BY SIGNING AS HEREIN ABOVE SUBSCRIBED IN THE CAPACITY STATED.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CITY SECRETARY  
CITY OF HUTCHINS, TEXAS \_\_\_\_\_

SURVEYOR

BLUE SKY SURVEYING AND MAPPING  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PHONE: (214) 358-4500  
CONTACT: DAVID PETREE  
DRPETREE@BLUESKYSURVEYING.COM  
TBPLS REGISTRATION NO. 10105700

OWNER

BC WINTERGREEN LP  
MACK PRIOLEAU  
ADDRESS: 3500 LENOX DRIVE  
FORT WORTH, TX 76107  
PHONE: 817-917-5463  
MP@BRICKTOPCAPITAL.COM

REPLAT  
**CARPENTER INDUSTRIAL PARK  
SECTION ONE  
TRACT 1A, BLOCK B**  
BEING A  
6.9151 ACRE PARCEL  
IN ZONING DISTRICT LI (LIGHT INDUSTRIAL)  
AND A REPLAT OF  
TRACTS 1 & 2, BLOCK B  
CARPENTER INDUSTRIAL PARK SECTION ONE  
S.C. ATTERBERRY SURVEY, ABSTRACT NUMBER 18  
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS  
MAY 28, 2026



# STAFF REPORT

**MEETING DATE:** June 15, 2026

**MEETING TYPE:** City Council

**SUBMITTED BY:** Blake Moore

**AGENDA CAPTION:** Discuss and consider an amendment to an SUP by Nick Vinson representing Foundry Commercial at 735 E Wintergreen.

Presented by: Blake Moore Chief Building Official

## Background Information

Nick Vinson of Foundry Commercial is requesting an amendment to the Specific Use Permit (“SUP”) for a proposed development at 725 E. Wintergreen Road that allows the following uses: Parking Lot, Truck and Trailer; Heavy Load Vehicle Storage; and Truck Sales and Storage. The site is zoned Light Industrial (“LI”) and will feature two Class A tilt-wall maintenance facilities totaling 25,000 SF on an 11.4-acre, fully paved and fenced lot with perimeter landscaping.

The amendment is to change the address from 725 E. Wintergreen to 735 E. Wintergreen. The SUP was granted before the new address was assigned. The SUP was granted January 5<sup>th</sup> 2026.

SECTION 32.7															
Transportation Uses	A	SF-10	SF-8.5	SF-7	SF-PH	D	SFA	MF	MH	O	R	C-1	HC	LI	HI
Parking Lot, Trucks and Trailers												S	S	S	S
Heavy Load Vehicle Storage*												S	S	S	S

SECTION 32.11															
Commercial Uses	A	SF-10	SF-8.5	SF-7	SF-PH	D	SFA	MF	MH	O	R	C-1	HC	LI	HI
Truck Sales & Storage												S	S	S	P

## Budget Implications

N/A

**Operational Impact**

N/A

**Legal Review**

N/A

**Staff Recommendation**

Recommends Approval of amending and restating the Ordinance No. 2026-01-1219 from 725 E Wintergreen Road to 735 E Wintergreen Road for the purpose of changing the address of record.

**Supporting Documentation and Attachments**



**CITY OF HUTCHINS  
ORDINANCE NO. 2026-01-1219**

**AN ORDINANCE 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 PARKING LOT FOR TRUCKS AND TRAILERS; HEAVY LOAD VEHICLE STORAGE; AND TRUCK SALES AND STORAGE ON LAND ZONED LIGHT INDUSTRIAL (“LI”) CONSISTING OF ±11.4 ACRES OF LAND, SITUATED IN THE WILLIAM H. SHELTON SURVEY, ABSTRACT NO. 1292, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 2, BLOCK A, SAFE STOP ADDITION, AN ADDITION TO THE CITY OF HUTCHINS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 202400099438, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, MORE COMMONLY KNOWN AS 725 EAST WINTERGREEN ROAD, HUTCHINS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND WILL FEATURE TWO CLASS A TILT-WALL MAINTENANCE FACILITIES TOTALING 25,000 SQUARE FEET ON THE ±11.4 ACRES OF LAND, FULLY PAVED AND FENCED LOT WITH PERIMETER LANDSCAPING; PROVIDING FOR THE APPROVAL OF THE PROPOSED SITE PLAN ATTACHED HERETO AS EXHIBIT “B”; 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.**

**WHEREAS**, the City Council of the City of Hutchins, in compliance with the laws of the State of Texas, with references to the granting of zoning classification changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; the said governing body is of the opinion that the Specific Use Permit zoning application should be approved; and, in the exercise of legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Map of the City of Hutchins should be amended.

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

**SECTION 1.** That the Comprehensive Zoning Ordinance and Map of the City of Hutchins, Texas, be and the same are hereby amended by granting a Specific Use Permit (“SUP”) to allow a parking lot for trucks and trailers; heavy load vehicle storage; and truck sales and storage on land zoned Light Industrial (“LI”) consisting of ±11.4 acres of land, situated in the William H. Shelton Survey, Abstract No. 1292, Dallas County, Texas, and being all of Lot 2, Block A, Safe Stop Addition, an addition to the City of Hutchins, according to the plat recorded in Instrument No. 202400099438, Official Public Records of Dallas County, Texas, more commonly known as 725 East Wintergreen Road, Hutchins, Dallas County, Texas, and being more particularly described in

Exhibit “A” and as depicted in Exhibit “B”, attached hereto and made a part hereof for all purposes, and will feature two Class A Tilt-Wall Maintenance Facilities totaling 25,000 square feet on the ±11.4 acres of land, fully paved and fenced lot with perimeter landscaping.

**SECTION 2.** That the Property shall be developed and used in accordance with the development regulations for Light Industrial (“LI”) as established in Section 28 of the Hutchins Zoning Code, with the following special conditions:

- A. Site Plan. The Property shall be developed and used substantially in accordance with the Site Plan attached hereto as Exhibit “B” which is hereby approved.

**SECTION 3.** That the property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Hutchins, Texas, as heretofore amended, and as amended herein; and which is hereby approved.

**SECTION 4.** That, to the extent of any irreconcilable conflict with the provisions of this ordinance and other ordinances of the City of Hutchins governing the use and development of the Property and which are not expressly amended by this ordinance, the provisions of this ordinance shall be controlling.

**SECTION 5.** That all provisions of the Ordinances of the City of Hutchins, Texas, in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the Ordinances of the City of Hutchins, Texas, not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**SECTION 6.** That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

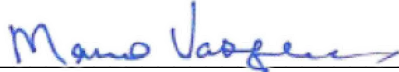
**SECTION 7.** An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Ordinances of the City of Hutchins, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

**SECTION 8.** That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Hutchins, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 9.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provides.

**DULY PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS ON THIS THE 20th DAY OF JANUARY 2026.**


APPROVED:

  
\_\_\_\_\_  
Mario Vasquez, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Joseph J. Gorfida Jr., City Attorney  
(01-07-2026: 4934-6528-7814, v. 1)

ATTEST:

  
\_\_\_\_\_  
Cynthia Olguin, City Secretary



**Exhibit "A"**  
**Property Description**

**725 EAST WINTERGREEN ROAD**

**PROPERTY DESCRIPTION**

BEING a tract of land situated in the William H. Shelton Survey, Abstract No. 1292, Dallas County, Texas, and being all of Lot 2, Block A, Safe Stop Addition, an addition to the City of Hutchins, according to the plat recorded in Instrument No. 202400099438, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the north corner of said Lot 2, at the intersection of the southeast right-of-way line of Wintergreen Road (a variable width right-of-way) and the southwest right-of-way line of Goode Road (a variable width right-of-way);

THENCE South 30°53'14" East, with said southwest right-of-way line of Goode Road, a distance of 1,232.15 feet to a point for the southeast corner of said Lot 2 and a north corner of Lot 1, Block A of said Safe Stop Addition;

THENCE with the common line of said Lots 1 & 2, the following courses and distances:

South 59°53'00" West, a distance of 93.10 feet to a point for corner;

North 74°07'48" West, a distance of 213.92 feet to a point for corner;

North 41°28'02" West, a distance of 231.95 feet to a point for corner;

North 77°56'29" West, a distance of 243.91 feet to a point for corner;

North 36°27'27" West, a distance of 107.83 feet to a point for corner;

North 48°49'40" West, a distance of 127.50 feet to a point for corner;

South 63°43'39" West, a distance of 23.14 feet to a point for corner;

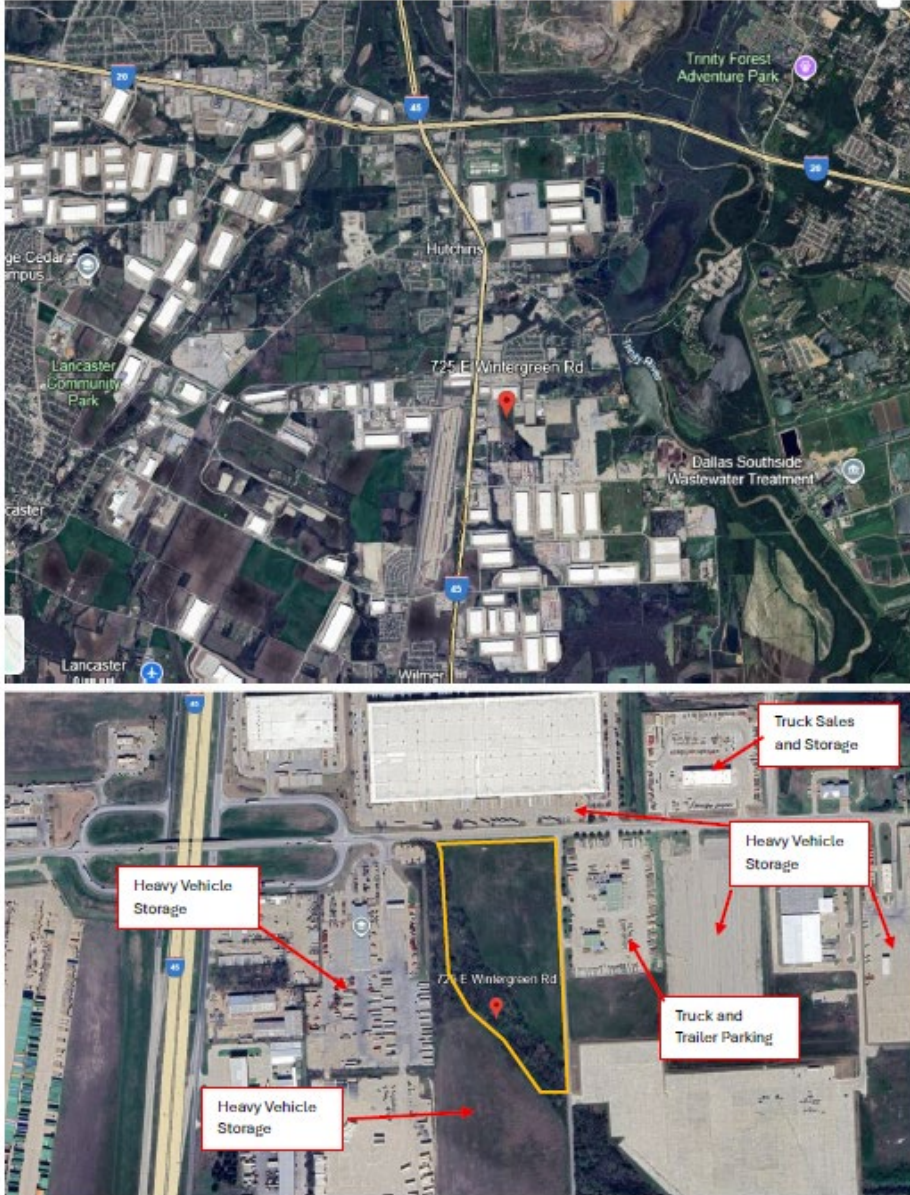
North 30°17'48" West, a distance of 455.04 feet to a north corner of said Lot 1 and the west corner of said Lot 2 and in said southeast right-of-way line of Wintergreen Road;

THENCE North 59°36'47" East, with said southeast right-of-way line of Wintergreen Road, a distance of 528.93 feet to the POINT OF BEGINNING and containing 498,256 square feet or 11.4384 acres of land.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

# Exhibit "B" Site Plan

Exhibit B – Location



4934-6528-7814, v. 1

**CITY OF HUTCHINS  
ORDINANCE NO. 2026-01-1219**

**AN ORDINANCE OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF HUTCHINS, TEXAS, AS HERETOFORE AMENDED, BY AMENDING AND RESTATING ORDINANCE NO. 2026-01-1219 FOR PURPOSES OF CHANGING THE LEGAL PROPERTY ADDRESS FROM 725 EAST WINTERGREEN ROAD TO 735 EAST WINTERGREEN ROAD, HUTCHINS, DALLAS COUNTY, TEXAS, GRANTING A CHANGE IN ZONING BY GRANTING A SPECIFIC USE PERMIT (“SUP”) WITH SPECIAL CONDITIONS TO ALLOW A PARKING LOT FOR TRUCKS AND TRAILERS; HEAVY LOAD VEHICLE STORAGE; AND TRUCK SALES AND STORAGE ON LAND ZONED LIGHT INDUSTRIAL (“LI”) CONSISTING OF ±11.4 ACRES OF LAND, SITUATED IN THE WILLIAM H. SHELTON SURVEY, ABSTRACT NO. 1292, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 2, BLOCK A, SAFE STOP ADDITION, AN ADDITION TO THE CITY OF HUTCHINS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 202400099438, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, MORE COMMONLY KNOWN AS 735 EAST WINTERGREEN ROAD, HUTCHINS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND WILL FEATURE TWO CLASS A TILT-WALL MAINTENANCE FACILITIES TOTALING 25,000 SQUARE FEET ON THE ±11.4 ACRES OF LAND, FULLY PAVED AND FENCED LOT WITH PERIMETER LANDSCAPING; PROVIDING FOR THE APPROVAL OF THE PROPOSED SITE PLAN ATTACHED HERETO AS EXHIBIT “B”; 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.**

**WHEREAS**, the City was notified that the legal address of the property proposed for the SUP was changed from 725 East Wintergreen Road to 735 East Wintergreen Road, Hutchins, Dallas County, Texas; and

**WHEREAS**, the City Council of the City of Hutchins, in compliance with the laws of the State of Texas, with references to the granting of zoning classification changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; the said governing body is of the opinion that the Specific Use Permit zoning application should be approved; and, in the exercise of legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Map of the City of Hutchins should be amended.

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

**SECTION 1.** That the Comprehensive Zoning Ordinance and Map of the City of Hutchins, Texas, be and the same are hereby amended by amending and restating Ordinance No. 2026-01-1219 for the purpose of changing the legal address of the property from 725 East Wintergreen Road to 735 East Wintergreen Road, Hutchins, Dallas County, Texas, by granting a Specific Use Permit (“SUP”) to allow a parking lot for trucks and trailers; heavy load vehicle storage; and truck sales and storage on land zoned Light Industrial (“LI”) consisting of ±11.4 acres of land, situated in the William H. Shelton Survey, Abstract No. 1292, Dallas County, Texas, and being all of Lot 2, Block A, Safe Stop Addition, an addition to the City of Hutchins, according to the plat recorded in Instrument No. 202400099438, Official Public Records of Dallas County, Texas, more commonly known as 735 East Wintergreen Road, Hutchins, Dallas County, Texas, and being more particularly described in Exhibit “A” and as depicted in Exhibit “B”, attached hereto and made a part hereof for all purposes, and will feature two Class A Tilt-Wall Maintenance Facilities totaling 25,000 square feet on the ±11.4 acres of land, fully paved and fenced lot with perimeter landscaping.

**SECTION 2.** That the Property shall be developed and used in accordance with the development regulations for Light Industrial (“LI”) as established in Section 28 of the Hutchins Zoning Code, with the following special conditions:

- A. Site Plan. The Property shall be developed and used substantially in accordance with the Site Plan attached hereto as Exhibit “B” which is hereby approved.

**SECTION 3.** That the property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Hutchins, Texas, as heretofore amended, and as amended herein; and which is hereby approved.

**SECTION 4.** That, to the extent of any irreconcilable conflict with the provisions of this ordinance and other ordinances of the City of Hutchins governing the use and development of the Property and which are not expressly amended by this ordinance, the provisions of this ordinance shall be controlling.

**SECTION 5.** That all provisions of the Ordinances of the City of Hutchins, Texas, in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the Ordinances of the City of Hutchins, Texas, not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**SECTION 6.** That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 7.** An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Ordinances of the City of Hutchins, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

**SECTION 8.** That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Hutchins, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 9.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provides.

**DULY PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS ON THIS THE \_\_\_\_\_ DAY OF JUNE 2026.**

APPROVED:

\_\_\_\_\_  
Mario Vasquez, Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
Joseph J. Gorfida Jr., City Attorney  
(06-09-2026: 4930-3151-3011, v. 1)

\_\_\_\_\_  
Cynthia Olguin, City Secretary

**Exhibit "A"**  
**Property Description**

**735 EAST WINTERGREEN ROAD**

**PROPERTY DESCRIPTION**

BEING a tract of land situated in the William H. Shelton Survey, Abstract No. 1292, Dallas County, Texas, and being all of Lot 2, Block A, Safe Stop Addition, an addition to the City of Hutchins, according to the plat recorded in Instrument No. 202400099438, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the north corner of said Lot 2, at the intersection of the southeast right-of-way line of Wintergreen Road (a variable width right-of-way) and the southwest right-of-way line of Goode Road (a variable width right-of-way);

THENCE South 30°53'14" East, with said southwest right-of-way line of Goode Road, a distance of 1,232.15 feet to a point for the southeast corner of said Lot 2 and a north corner of Lot 1, Block A of said Safe Stop Addition;

THENCE with the common line of said Lots 1 & 2, the following courses and distances:

South 59°53'00" West, a distance of 93.10 feet to a point for corner;

North 74°07'48" West, a distance of 213.92 feet to a point for corner;

North 41°28'02" West, a distance of 231.95 feet to a point for corner;

North 77°56'29" West, a distance of 243.91 feet to a point for corner;

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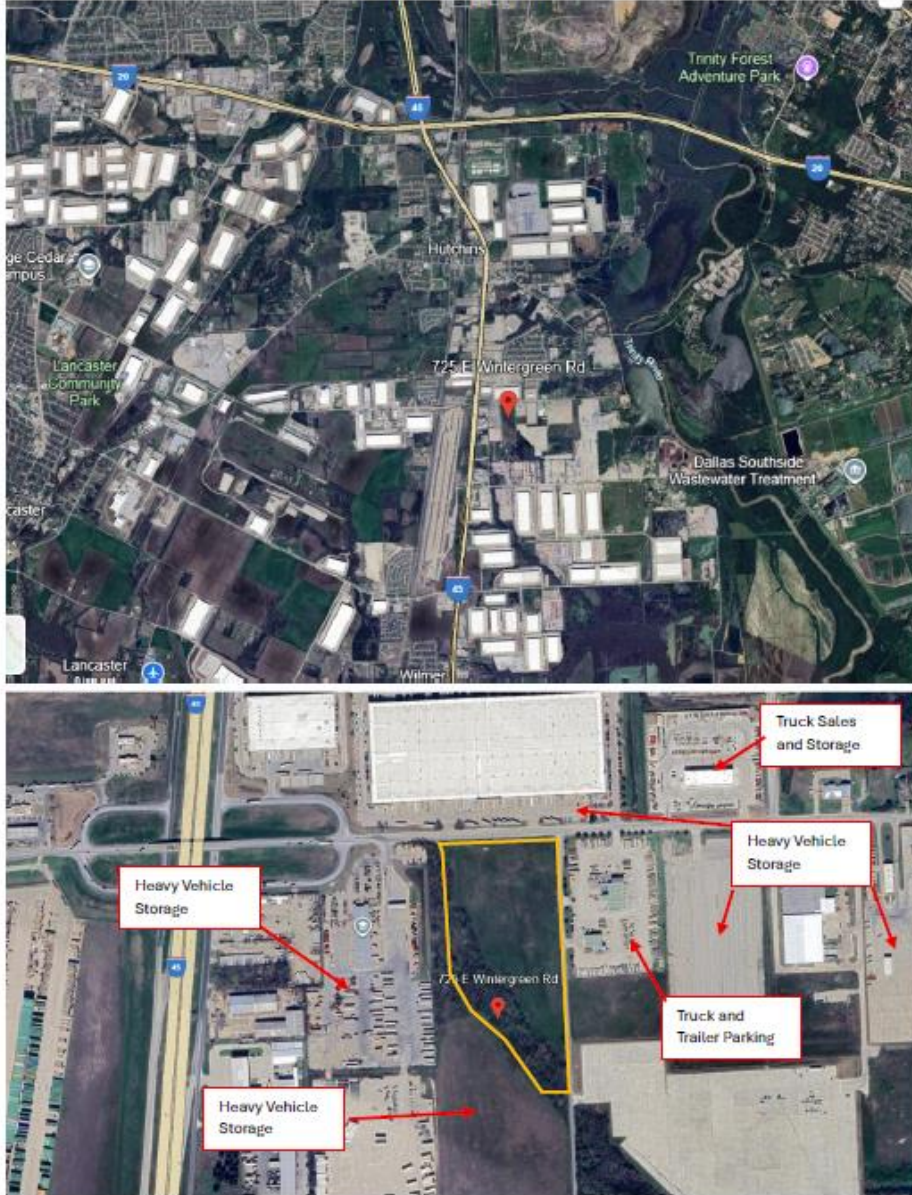
North 30°17'48" West, a distance of 455.04 feet to a north corner of said Lot 1 and the west corner of said Lot 2 and in said southeast right-of-way line of Wintergreen Road;

THENCE North 59°36'47" East, with said southeast right-of-way line of Wintergreen Road, a distance of 528.93 feet to the POINT OF BEGINNING and containing 498,256 square feet or 11.4384 acres of land.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

# Exhibit "B" Site Plan

Exhibit B – Location



4930-3151-3011, v. 1



# STAFF REPORT

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<b>MEETING DATE:</b>	June 15, 2026
<b>MEETING TYPE:</b>	City Council Meeting
<b>SUBMITTED BY:</b>	Karen Steward, HR Director
<b>AGENDA CAPTION:</b>	Benefit Renewal Presented by: Karen Steward, HR Director

---

## **Background Information**

Annually, employee benefits are reviewed. At renewal, insurers reassess claims experience, risk profile, enrollment levels, and regulatory compliance.

## **Budget Implications**

The benefit renewal will have significant budget implications in the approximate amount of \$500,000 (rates increased 50%).

## **Operational Impact**

This will impact the HR department, as well as the Finance Department. HR and Finance must align on labor cost projections, benefit competitiveness, and cost-sharing strategy.

## **Legal Review**

N/A

## **Staff Recommendation**

Staff recommend approving the resolution.

## **Supporting Documentation and Attachments**

Group Benefits Proposal prepared for the City by Hutchins by Clark|Adamson Insurance.

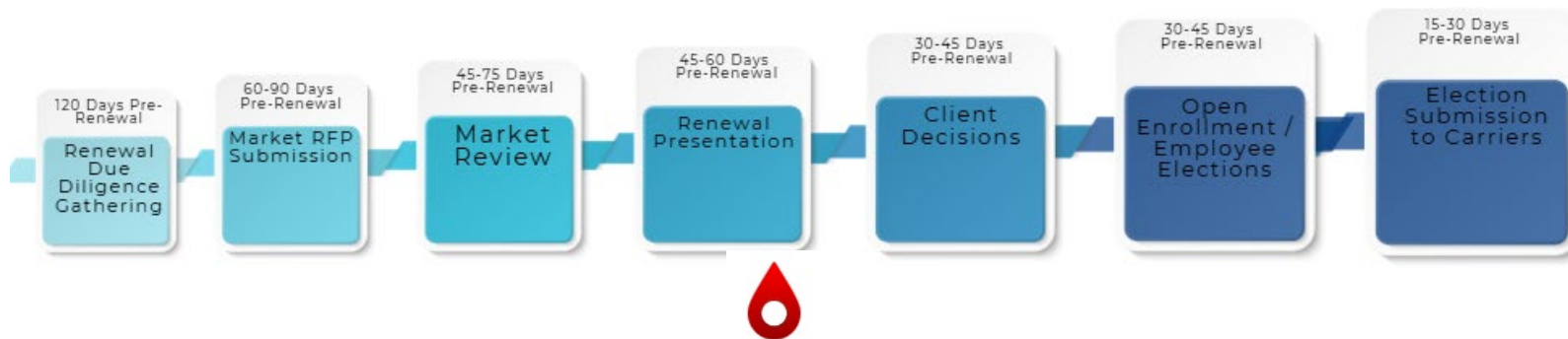
**Group Benefits Proposal**  
**Prepared For**  
**City of Hutchins**  
**Effective Date August 1, 2026**



## MARKET SUMMARY

Medical Carriers		Ancillary Carriers	
Carrier Name	Status of RFP	Carrier Name	Status of RFP
BlueCross BlueShield	Currently In Place	BlueCross BlueShield	Currently In Place
United Healthcare Fully Insured	<b>Received</b>	Mutual of Omaha	<b>Received</b>
		Renaissance	<b>Received</b>
		Equitable	DTQ
		Principal	DTQ - Not Competitive
		Guardian	DTQ - High Risk Conditions

## STANDARD TIMELINE OF EVENTS



**Claims versus Premiums**  
**Prepared For**  
**City of Hutchins**  
**Reporting Dates August 2023 - April 2026**

**2023 - 2024**

Month	Membership	Premiums	Claims	Loss Ratio
Aug-23	80	\$84,176	\$45,460	54%
Sep-23	79	\$84,157	\$23,828	28%
Oct-23	82	\$85,834	\$47,519	55%
Nov-23	83	\$88,407	\$66,157	75%
Dec-23	81	\$85,823	\$64,249	75%
Jan-24	83	\$86,937	\$95,681	110%
Feb-24	83	\$88,654	\$63,356	71%
Mar-24	81	\$85,010	\$61,131	72%
Apr-24	81	\$84,880	\$98,731	116%
May-24	83	\$86,931	\$84,755	97%
Jun-24	82	\$85,095	\$58,921	69%
Jul-24	86	\$88,110	\$94,228	107%
		\$1,034,014	\$804,016	78%

**2024 - 2025**

Month	Membership	Premiums	Claims	Loss Ratio
Aug-24	86	\$89,110	\$403,021	452%
Sep-24	86	\$88,447	\$88,713	100%
Oct-24	82	\$86,787	\$60,792	70%
Nov-24	85	\$91,430	\$137,380	150%
Dec-24	88	\$93,591	\$49,396	53%
Jan-25	88	\$92,204	\$230,941	250%
Feb-25	88	\$92,353	\$90,391	98%
Mar-25	88	\$93,153	\$85,664	92%
Apr-25	92	\$93,185	\$86,087	92%
May-25	90	\$92,026	\$227,662	247%
Jun-25	89	\$93,227	\$158,423	170%
Jul-25	92	\$94,884	\$96,906	102%
		\$1,100,397	\$1,715,376	156%

**2025 - 2026**

Month	Membership	Premiums	Claims	Loss Ratio
Aug-25	89	\$102,028	\$105,260	103%
Sep-25	87	\$99,752	\$85,746	86%
Oct-25	85	\$96,954	\$225,954	233%
Nov-25	84	\$96,477	\$124,417	129%
Dec-25	82	\$93,926	\$295,403	315%
Jan-26	84	\$95,215	\$136,008	143%
Feb-26	86	\$95,312	\$620,122	651%
Mar-26	87	\$94,953	\$291,507	307%
Apr-26	86	\$99,435	\$100,619	101%
May-26				
Jun-26				
Jul-26				
		\$874,052	\$1,985,036	227%

Plan Year	Billed Premium	Claims Paid	Loss Ratio
2023 - 2024	\$1,034,014	\$804,016	78%
2024 - 2025	\$1,100,397	\$1,715,376	156%
2025 - 2026	\$874,052	\$1,985,036	227%
<b>Total</b>	<b>\$3,008,463</b>	<b>\$4,504,428</b>	<b>150%</b>



**Large Claims Reporting  
Prepared For  
City of Hutchins  
Reporting Dates May 2025 - April 2026**

	Primary Procedure Code Description	Earliest Incurred Date	Total Payments	Status
1	Pulmonary Fibrosis	1/21/2026	\$1,120,950.80	
2	Paroxysmal atrial fibrillation	10/28/2025	\$127,402.20	
3	Primary osteoarthritis, right shoulder	9/9/2025	\$105,547.65	
4	Upper abdominal pain, unspecified	7/18/2025	\$92,302.80	
5	Incisional hernia	7/11/2025	\$89,115.27	
6	Multiple sclerosis	5/20/2025	\$8,136.21	
7	Malignant neoplasm of right female breast	4/20/2025	\$72,709.93	
8	Benign neoplasm of peripheral nerves	11/20/2025	\$65,061.41	
9	Abscess of breast and nipple	2/4/2025	\$54,312.74	
10	Other general symptoms and signs	7/18/2025	\$46,378.27	
11	Chronic combined systolic (congestive) and diastolic (congestive) heart failure	5/15/2025	\$35,018.81	
12	Irradiation cystitis without hernia	6/9/2025	\$34,200.15	
13	Spondylosis, cervical region	4/23/2025	\$29,555.51	
14	Displaced pilon fracture of left tibia	4/21/2025	\$25,650.14	


**Total Large Claimants** **\$1,906,342**

**Large Claimant less Terms** **\$1,906,342**





Revised Renewal

INSURANCE COMPANY		 BlueCross BlueShield of Texas							
		Proposed		Proposed		Proposed		Proposed	
In-Network Benefits		PCP & Referral Required		PCP & Referral Required					
Type of Plan - Plan Name		MTBEE628 - HMO		MTBEE611 - HMO		MTBCB628 - PPO		MTBCP611 - PPO	
Network		Blue Essentials		Blue Essentials		Blue Choice		Blue Choice	
Deductible		In Network	Out of Network	In Network	Out of Network	In Network	Out of Network	In Network	Out of Network
Individual		\$3,000	N/A	\$1,000	N/A	\$3,000	\$10,000	\$1,000	\$2,000
Family		\$9,000	N/A	\$3,000	N/A	\$9,000	\$20,000	\$3,000	\$6,000
Coinsurance Percentage		80%	N/A	80%	N/A	80%	60%	80%	60%
Maximum Out of Pocket (Deductible Included)									
Individual		\$9,000	N/A	\$4,000	N/A	\$9,000	Unlimited	\$4,000	Unlimited
Family		\$18,000	N/A	\$12,000	N/A	\$18,000	Unlimited	\$12,000	Unlimited
Office Visit									
Preventive Care		Covered 100%		Covered 100%		Covered 100%		Covered 100%	
Primary Care Physician		\$40 Copay		\$30 Copay		\$40 Copay		\$30 Copay	
Specialist		\$80 Copay		\$60 Copay		\$80 Copay		\$60 Copay	
Virtual Visits		No Copay		No Copay		No Copay		No Copay	
Urgent Care Facility Copay		\$75 Copay		\$75 Copay		\$75 Copay		\$75 Copay	
Lab & Xray		Ded. + 20%		Ded. + 20%		Ded. + 20%		Included in OV	
Imaging - CT/PET scans, MRI		Ded. + 20%		Ded. + 20%		Ded. + 20%		Ded. + 20%	
Mental Health Outpatient		OV: \$40 Copay Outpatient: Ded. + 20%		OV: \$30 Copay Outpatient: Ded. + 20%		OV: \$40 Copay Outpatient: Ded. + 20%		OV: \$30 Copay Outpatient: Ded. + 20%	
Hospital & Emergency Room									
Inpatient Hospital Expenses		Ded. + 20%		Ded. + 20%		Ded. + 20%		Ded. + 20%	
Outpatient Surgery Facility		Facility: \$100 Copay + Ded. + 20% Physician: Ded. + 20%		Facility: \$100 copay + Ded. + 20% Physician: Ded. + 20%		Facility: \$100 Copay + Ded. + 20% Physician: Ded. + 20%		Facility: \$100 Copay + Ded. + 20% Physician: Ded. + 20%	
Emergency Room Facility		\$750 Copay + Ded. + 20%		\$750 Copay + Ded. + 20%		\$750 Copay + Ded. + 20%		\$750 Copay + Ded. + 20%	
Prescription Drugs		Preferred / Participating		Preferred / Participating		Preferred / Participating		Preferred / Participating	
Prescription Deductible		Not Applicable		Not Applicable		Not Applicable		Not Applicable	
Tier 1		\$0 / \$10		\$0 / \$10		\$0 / \$10		\$0 / \$10	
Tier 2		\$10 / \$20		\$10 / \$20		\$10 / \$20		\$10 / \$20	
Tier 3		\$50 / \$70		\$50 / \$70		\$50 / \$70		\$50 / \$70	
Tier 4		\$100 / \$120		\$100 / \$120		\$100 / \$120		\$100 / \$120	
Specialty Drugs		Tier 5: \$150 / Tier 6: \$250		Tier 5: \$150 / Tier 6: \$250		Tier 5: \$150 / Tier 6: \$250		Tier 5: \$150 / Tier 6: \$250	
Mail Order (90 Day Supply)		\$0 / \$30 / \$150 / \$300		\$0 / \$30 / \$150 / \$300		\$0 / \$30 / \$150 / \$300		\$0 / \$30 / \$150 / \$300	
Monthly Premiums		Proposed		Proposed		Proposed		Proposed	
Employee Only		48	\$661.33	48	\$804.53	48	\$977.97	48	\$1,249.69
Employee & Spouse		9	\$1,462.06	9	\$1,778.68	9	\$2,162.08	9	\$2,762.80
Employee & Child(ren)		15	\$1,411.41	15	\$1,717.04	15	\$2,087.15	15	\$2,667.07
Employee & Family		13	\$2,212.15	13	\$2,691.19	13	\$3,271.28	13	\$4,180.20
		85		85		85		85	
Total Monthly Premium		\$11,405.15		\$3,495.72		\$95,105.42		\$30,687.09	
Total Annual Premium		\$136,861.80		\$41,948.64		\$1,141,265.04		\$368,245.08	
Rate Adjustment		30.21%		34.00%		51.84%		53.96%	
Combined Annual Premiums				Proposed \$1,688,320.56					
Total Rate Adjustment						49.77%			
Total Annual Premium Adjustment								\$561,075.12	


Group Medical Proposal  
 Prepared for  
 City of Hutchins  
 Effective Date August 1, 2026


INSURANCE COMPANY	
In-Network Benefits	
Type of Plan - Plan Name	
Network	
Deductible	
Individual	
Family	
Coinsurance Percentage	
Maximum Out of Pocket (Deductible Included)	
Individual	
Family	
Office Visit	
Preventive Care	
Primary Care Physician	
Specialist	
Virtual Visits	
Urgent Care Facility Copay	
Lab & Xray	
Imaging - CT/PET scans, MRI	
Mental Health Outpatient	
Hospital & Emergency Room	
Inpatient Hospital Expenses	
Outpatient Surgery Facility	
Emergency Room Facility	
Prescription Drugs	
Prescription Deductible	
Tier 1	
Tier 2	
Tier 3	
Tier 4	
Specialty Drugs	
Mail Order (90 Day Supply)	
Monthly Premiums	
Employee Only	48
Employee & Spouse	9
Employee & Child(ren)	15
Employee & Family	13
	85
Total Monthly Premium	
Total Annual Premium	
Rate Adjustment	
Combined Annual Premiums	
Total Rate Adjustment	
Total Annual Premium Adjustment	

UnitedHealthcare								
Proposed		Proposed		Proposed		Proposed		
PCP & Referral Required		PCP & Referral Required		PCP & Referral Required		PCP & Referral Required		
EIVV - Rx Z9 - HMO 2026		EIUX - Rx Z9 - HMO 2026		ETOY - Rx Z9 - PPO 2026		ETRL - Rx Z9 - PPO 2026		
Navigate		Navigate		Choice Plus		Choice Plus		
In Network	Out of Network	In Network	Out of Network	In Network	Out of Network	In Network	Out of Network	
\$3,000	N / A	\$1,000	N / A	\$3,000	\$5,000	\$1,000	\$5,000	
\$6,000	N / A	\$2,000	N / A	\$6,000	\$10,000	\$2,000	\$10,000	
80%	N / A	80%	N / A	80%	50%	80%	50%	
Maximum Out of Pocket (Deductible Included)		Maximum Out of Pocket (Deductible Included)		Maximum Out of Pocket (Deductible Included)		Maximum Out of Pocket (Deductible Included)		
Individual	\$6,000	N / A	\$6,600	N / A	\$6,000	\$10,000	\$4,500	\$10,000
Family	\$12,000	N / A	\$13,200	N / A	\$12,000	\$20,000	\$9,000	\$20,000
Office Visit		Office Visit		Office Visit		Office Visit		
Covered 100%		Covered 100%		Covered 100%		Covered 100%		
Under age 19: No Copay Age 19 or above: \$10 Copay		Under age 19: No Copay Age 19 or above: \$25 Copay		Under age 19: No Copay Age 19 or above: \$30 Copay		Under age 19: No Copay Age 19 or above: \$35 Copay		
\$60 Copay		\$75 Copay		Designated: \$30 Copay Network: \$60 Copay		Designated: \$35 Copay Network: \$70 Copay		
No Copay		No Copay		No Copay		No Copay		
\$25 Copay		\$50 Copay		\$50 Copay		\$50 Copay		
\$40 Copay		Ded. + 20%		No Copay		No Copay		
\$500 Copay		\$500 Copay		Ded. + 20%		Ded. + 20%		
OV: \$30 Copay Outpatient: No Copay		OV: \$30 Copay Outpatient: Ded. + 20%		OV: \$30 Copay Outpatient: Ded. + 20%		OV: \$35 Copay Outpatient: Ded. + 20%		
Ded. + 20%		Ded. + 20%		Ded. + 20%		Ded. + 20%		
Ded. + 20%		Ded. + 20%		Ded. + 20%		Ded. + 20%		
\$500 Copay + Ded. + 20%		\$500 Copay		\$500 Copay + 20%		\$500 Copay + 20%		
Not Applicable		Not Applicable		Not Applicable		Not Applicable		
\$15		\$15		\$15		\$15		
\$45		\$45		\$45		\$45		
\$85		\$85		\$85		\$85		
Not Applicable		Not Applicable		Not Applicable		Not Applicable		
\$15 / \$100 / \$300		\$15 / \$100 / \$300		\$15 / \$100 / \$300		\$15 / \$100 / \$300		
\$37.50 / \$112.50 / \$212.50		\$37.50 / \$112.50 / \$212.50		\$37.50 / \$112.50 / \$212.50		\$37.50 / \$112.50 / \$212.50		
Proposed		Proposed		Proposed		Proposed		
\$1,031.26		\$1,074.70		\$1,199.93		\$1,277.10		
\$2,279.91		\$2,375.94		\$2,652.80		\$2,823.41		
\$2,200.89		\$2,293.60		\$2,560.87		\$2,725.56		
\$3,449.55		\$3,594.86		\$4,013.75		\$4,271.88		
\$17,784.85		\$4,669.54		\$116,691.07		\$31,360.18		
\$213,418.20		\$56,034.48		\$1,400,292.84		\$376,322.16		
103.05%		78.99%		86.30%		57.33%		
Proposed				\$2,046,067.68				
81.51%								
\$918,822.24								

**Group Dental Proposal  
Prepared for  
City of Hutchins  
Effective Date August 1, 2026**


INSURANCE COMPANY	
Type of Plan - Plan Name	
Benefits	
In Network / Out of Network	
Annual Maximum Benefit	
Individual Annual Deductible	
Family Annual Deductible	
Preventive	
Basic	
Major	
Endodontics	
Periodontics	
Implants	
Orthodontia	
Orthodontia Lifetime Maximum	
Rollover Benefit	
Reimbursement Method	
Waiting Period	
Network	
Website	
Participation	
Rate Guarantee	
Monthly Premium	
Employee Only	44
Employee & Spouse	7
Employee & Child(ren)	15
Employee & Family	18
	84
Total Monthly Premium	
Total Annual Premium	
Rate Adjustment	
Combined Annual Premium	
Total Rate Adjustment	
Total Annual Premium Adjustment	


 <b>BlueCross BlueShield of Texas</b>			
DTNHM41		DTNLM38	
Current		Current	
In Network	Out of Network	In Network	Out of Network
\$750		\$1,500	
\$25		\$50	
\$75		\$150	
100%		100%	
80%		80%	
0%		50%	
Not Covered		Major	
Not Covered		Major	
Not Covered		Not Covered	
Not Covered		Adult & Child: 50%	
Not Covered		\$1,000	
Excluded		Excluded	
Negotiated Rate	MAC	Negotiated Rate	MAC
None		None	
BlueCare Dental		BlueCare Dental	
<a href="http://www.bcbstx.com">www.bcbstx.com</a>		<a href="http://www.bcbstx.com">www.bcbstx.com</a>	
Current		Current	
12 Months		12 Months	
Current	Renewal	Current	Renewal
\$10.38	\$11.68	\$24.79	\$27.89
\$20.77	\$23.37	\$49.60	\$55.80
\$30.65	\$34.48	\$64.31	\$72.35
\$45.69	\$51.40	\$98.16	\$110.43
\$365.03	\$410.69	\$3,353.12	\$3,772.31
\$4,380.36	\$4,928.28	\$40,237.44	\$45,267.72
12.51%		12.50%	
Current	\$44,617.80	Renewal	\$50,196.00
12.50%			
\$5,578.20			

			
Base Plan		Buy-Up Plan	
Proposed		Proposed	
In Network	Out of Network	In Network	Out of Network
\$750		\$1,500	
\$25		\$50	
\$75		\$150	
100%		100%	
80%		80%	
0%		50%	
Not Covered		Basic	
Not Covered		Basic	
Not Covered		Major	
Not Covered		Adult & Child: 50%	
Not Covered		\$1,000	
Excluded		Excluded	
Negotiated Rate	MAC	Negotiated Rate	90% R&C
None		None	
Mutual of Omaha		Mutual of Omaha	
98%		98%	
<a href="http://www.mutualofomaha.com/dental">www.mutualofomaha.com/dental</a>		<a href="http://www.mutualofomaha.com/dental">www.mutualofomaha.com/dental</a>	
12 Months		12 Months	
Proposed		Proposed	
\$10.90		\$26.02	
\$21.80		\$52.08	
\$32.19		\$67.52	
\$47.97		\$103.06	
\$383.32		\$3,520.30	
\$4,599.84		\$42,243.60	
5.01%		4.99%	
Proposed		\$46,843.44	
		4.99%	
		\$2,225.64	




**Group Dental Proposal**  
**Prepared for**  
**City of Hutchins**  
**Effective Date August 1, 2026**

INSURANCE COMPANY	
Type of Plan - Plan Name	
Benefits	
In Network / Out of Network	
Annual Maximum Benefit	
Individual Annual Deductible	
Family Annual Deductible	
Preventive	
Basic	
Major	
Endodontics	
Periodontics	
Implants	
Orthodontia	
Orthodontia Lifetime Maximum	
Rollover Benefit	
Reimbursement Method	
Waiting Period	
Network	
Website	
Participation	
Rate Guarantee	
Monthly Premium	
Employee Only	44
Employee & Spouse	7
Employee & Child(ren)	15
Employee & Family	18
	84
Total Monthly Premium	
Total Annual Premium	
Rate Adjustment	
Combined Annual Premium	
Total Rate Adjustment	
Total Annual Premium Adjustment	




 <b>BlueCross BlueShield of Texas</b>			
DTNHM41		DTNLM38	
Current		Current	
In Network	Out of Network	In Network	Out of Network
\$750		\$1,500	
\$25		\$50	
\$75		\$150	
100%		100%	
80%		80%	
0%		50%	
Not Covered		Major	
Not Covered		Major	
Not Covered		Not Covered	
Not Covered		Adult & Child: 50%	
Not Covered		\$1,000	
Excluded		Excluded	
Negotiated Rate	MAC	Negotiated Rate	MAC
None		None	
BlueCare Dental		BlueCare Dental	
<a href="http://www.bcbstx.com">www.bcbstx.com</a>		<a href="http://www.bcbstx.com">www.bcbstx.com</a>	
Current		Current	
12 Months		12 Months	
Current	Renewal	Current	Renewal
\$10.38	\$11.68	\$24.79	\$27.89
\$20.77	\$23.37	\$49.60	\$55.80
\$30.65	\$34.48	\$64.31	\$72.35
\$45.69	\$51.40	\$98.16	\$110.43
\$365.03	\$410.69	\$3,353.12	\$3,772.31
\$4,380.36	\$4,928.28	\$40,237.44	\$45,267.72
12.51%		12.50%	
Current	\$44,617.80	Renewal	\$50,196.00
12.50%			
\$5,578.20			

 <b>Renaissance</b> <small>DENTAL · VISION · LIFE · DISABILITY</small>			
Low Plan MP0001086497		High Plan MP0001086497	
Proposed		Proposed	
In Network	Out of Network	In Network	Out of Network
\$750		\$1,500	
\$25		\$50	
\$75		\$150	
100%		100%	
80%		80%	
0%		50%	
Not Covered		Basic	
Periodontal Maintenance: Basic		Basic	
All Other Periodontics: Not Covered		Major	
Not Covered		Adult & Child: 50%	
Not Covered		\$1,000	
Excluded		Excluded	
Negotiated Rate	MAC	Negotiated Rate	90% R&C
None		None	
Renaissance		Renaissance	
Greater of 65 lives or 75%		Greater of 65 lives or 75%	
<a href="http://www.myrenproviders.com">www.myrenproviders.com</a>		<a href="http://www.myrenproviders.com">www.myrenproviders.com</a>	
12 Months		12 Months	
Proposed		Proposed	
\$10.85		\$25.89	
\$21.69		\$51.82	
\$32.03		\$67.18	
\$47.73		\$102.54	
\$381.47		\$3,502.60	
\$4,577.64		\$42,031.20	
4.50%		4.46%	
Proposed		\$46,608.84	
		4.46%	
		\$1,991.04	

Group Vision Proposal  
 Prepared for  
 City of Hutchins  
 Effective Date August 1, 2026

INSURANCE COMPANY	 BlueCross BlueShield of Texas		 Mutual of Omaha		 Renaissance DENTAL • VISION • LIFE • DISABILITY	
Type of Plan - Plan Name	Plan 4		12/12/12/12		MP0001086502	
Benefits	Current		Proposed		Proposed	
In Network / Out of Network	In Network	Out of Network Reimbursement	In Network	Out of Network Reimbursement	In Network	Out of Network Reimbursement
Wellness Eye Exam	\$10 Copay	Up to \$30	\$10 Copay	Up to \$37	\$10 Copay	Up to \$45
	One Every 12 Months		One Every 12 Months		One Every 12 Months	
Materials Benefit - Lenses	\$10 Copay	Up to \$55	\$10 Copay	Up to \$76	\$10 Copay	Up to \$100
	One Every 12 Months		One Every 12 Months		One Every 12 Months	
Materials Benefit - Frames	\$0 Copay \$130 Allowance + 20% off over allowance	Up to \$65	\$0 Copay \$130 Allowance + 20% off over allowance	Up to \$58	\$10 Copay \$130 Allowance + 20% off over allowance	Up to \$70
	One Every 12 Months		One Every 12 Months		One Every 12 Months	
Contact Lenses (instead of lenses & frames)	Elective: \$40 (Fit & Eval) \$130 Allowance Necessary: \$0 Copay Covered in full	Elective: Up to \$104 Necessary: Up to \$210	Elective: \$40 (Fit & Eval) \$130 Allowance Necessary: \$0 Copay Covered in full	Elective: Up to \$104 Necessary: Up to \$210	Elective: \$60 (Fit & Eval) \$130 Allowance Necessary: \$10 Copay Covered in full	Elective: Up to \$105 Necessary: Up to \$210
	One Every 12 Months		One Every 12 Months		One Every 12 Months	
Extras	Savings on laser vision correction, additional complete pair eyeglasses, conventional contact lenses once benefit funded, hearing care		Savings on laser vision correction, additional complete pair eyeglasses, conventional contact lenses once funded benefit used, other add-ons		Savings on laser vision correction, low vision aids, additional pairs of glasses/sunglasses, lens enhancements	
Provider Network	EyeMed		EyeMed Insight		VSP	
Website	<a href="http://www.eyemedvisioncare.com/bcbstx">www.eyemedvisioncare.com/bcbstx</a>		<a href="http://www.mutualofomaha.com/vision">www.mutualofomaha.com/vision</a>		<a href="http://www.myrenproviders.com">www.myrenproviders.com</a>	
Participation	Current		97%		2 lives	
Rate Guarantee	24 Months		24 Months		24 Months	
Monthly Premium	Current	Renewal	Proposed		Proposed	
Employee Only	43	\$7.24	\$7.24	\$6.52	\$6.49	
Employee & Spouse	11	\$13.76	\$13.76	\$12.38	\$13.69	
Employee & Child(ren)	15	\$14.48	\$14.48	\$13.03	\$14.41	
Employee & Family	14	\$21.29	\$21.29	\$19.16	\$21.18	
	83					
Total Monthly Premium		\$977.94	\$977.94	\$880.23	\$942.33	
Total Annual Premium		\$11,735.28	\$11,735.28	\$10,562.76	\$11,307.96	
Rate Adjustment		0.00%		-9.99%	-3.64%	
Annual Premium Adjustment		\$0.00		-\$1,172.52	-\$427.32	




Group Basic Life and AD&D Proposal  
 Prepared for  
 City of Hutchins  
 Effective Date August 1, 2026

INSURANCE COMPANY	 BlueCross BlueShield of Texas	 Mutual of Omaha	 Renaissance DENTAL • VISION • LIFE • DISABILITY
Benefits	Current	Proposed	Proposed
Eligible Class	All active full-time employees living in the United States working 30 or more hours per week	All active full-time employees living in the United States working 30 or more hours per week	All active full-time employees living in the United States working 30 or more hours per week
Benefit Amount	\$25,000	\$25,000	\$25,000
Guarantee Issue Amount	\$25,000	\$25,000	\$25,000
Age Reduction Schedule	Reduces to 65% at age 65; Reduces to 50% at age 70	Reduces to 65% at age 65; Reduces to 50% at age 70	Reduces to 65% at age 65; Reduces to 50% at age 70
Features			
Accelerated Death Benefit	Included	Included	Included
Waiver of Premium	Included	Included	Included
Travel Assist	Included	Included	Included
EAP	Included*	Included	Included
Portability	Excluded	Included	Excluded
Conversion	Included	Included	Included
Participation Requirement	100%	100%	100%
Rate Guarantee	24 Months	24 Months	24 Months
Monthly Premium	Current	Renewal	Proposed
Life Rate per \$1,000	\$0.140	\$0.140	\$0.120
AD&D Rate per \$1,000	\$0.047	\$0.047	\$0.047
Monthly Volume	\$2,232,500	\$2,232,500	\$2,232,500
Total Monthly Premium	\$417.48	\$417.48	\$372.83
Total Annual Premium	\$5,009.73	\$5,009.73	\$4,473.93
Rate Adjustment	0.00%		-10.70%
Annual Premium Adjustment	\$0.00		-\$535.80

Rates based on 86 covered employees

\*Beneficiary Resource Services

Package Pricing



INSURANCE COMPANY	 BlueCross BlueShield of Texas	 Mutual of Omaha	 Renaissance DENTAL · VISION · LIFE · DISABILITY
Eligible Class	All active full-time employees living in the United States working 30 or more hours per week	All active full-time employees living in the United States working 30 or more hours per week	All active full-time employees living in the United States working 30 or more hours per week
Employee	Current		Proposed
Employee Max Benefit Amount	\$500,000, in increments of \$15,000 Not to exceed 5X annual earnings	\$500,000, in increments of \$5,000	\$500,000, in increments of \$10,000 Not to exceed 5X annual earnings
Employee Guarantee Issue	\$100,000	\$100,000	\$100,000
Age Reduction Schedule	Reduces to 65% at age 65; Reduces to 50% at age 70	Reduces to 65% at age 65; Reduces to 50% at age 70	Reduces to 65% at age 65; Reduces to 50% at age 70
Spouse	Current		Proposed
Spouse Max Benefit Amount	\$250,000, in increments of \$5,000 Not to exceed 50% employee benefit	\$250,000, in increments of \$5,000 Not to exceed 100% employee benefit	\$250,000, in increments of \$5,000 Not to exceed 50% employee benefit
Spouse Guarantee Issue	\$25,000	\$25,000 Not to exceed 100% employee benefit	\$25,000
Age Reduction Schedule	Reduces to 65% at age 65; Reduces to 50% at age 70	Reduces to 65% at age 65; Reduces to 50% at age 70	Reduces to 65% at age 65; Reduces to 50% at age 70; Terminates at EE termination or age 99
Child(ren)	Current		Proposed
Child Max Benefit Amount	\$10,000	\$10,000 Not to exceed 100% employee benefit	\$10,000, in increments of \$1,000 Not to exceed 50% employee benefit
Child Guarantee Issue	Live Birth-15 Days: \$100 15 Days-26 Years: \$10,000	Live Birth-14 Days: \$100 14 Days-26 Years: \$10,000	Live Birth-6 Months: \$500 6 Months-26 Years: \$10,000
Child Maximum Age	26	26	26
Features			
Accelerated Death Benefit	Included	Included	Included
Waiver of Premium	Included	Included	Included
Travel Assist	Included	Excluded	Included
EAP	Included*	Excluded	Included
Annual Enrollment Provision	Excluded	Included	Excluded
Portability	Included	Included	Included
Conversion	Included	Included	Included
Participation Requirement	Current	Greater of 5 lives or 69%	Greater of 10 lives or 20%
Rate Guarantee	24 Months		24 Months
Rate Per \$1,000	Current	Renewal	Proposed
< 25	\$0.060	\$0.060	\$0.060
25-29	\$0.060	\$0.060	\$0.060
30-34	\$0.060	\$0.060	\$0.060
35-39	\$0.090	\$0.090	\$0.090
40-44	\$0.130	\$0.130	\$0.130
45-49	\$0.200	\$0.200	\$0.200
50-54	\$0.310	\$0.310	\$0.310
55-59	\$0.500	\$0.500	\$0.500
60-64	\$0.700	\$0.700	\$0.700
65-69	\$1.160	\$1.160	\$1.160
70-74	\$2.270	\$2.270	\$2.270
75+	\$4.370	\$4.370	\$4.370
Child Life Rates	\$0.200	\$0.200	\$0.200
AD&D Rates (EE, SP, CH)	\$0.030	\$0.030	\$0.030

\*Beneficiary Resource Services

Package Pricing



**Group Short Term Disability Proposal**  
**Prepared for**  
**City of Hutchins**  
**Effective Date August 1, 2026**

Section F, Item 4.



INSURANCE COMPANY		
	Proposed	Proposed
Eligible Class	All active full-time employees living in the United States working 30 or more hours per week	All active full-time employees living in the United States working 30 or more hours per week
Definition of Earnings	Base Salary excluding bonus/overtime/commissions	Base Salary excluding bonus/overtime/commissions
Definition of Disability	Loss of duties AND earnings	Loss of duties AND earnings
<b>Benefits</b>		
Elimination Period/Accident	7 Days	7 Days
Elimination Period/Illness	7 Days	7 Days
Income Benefit (% of Earnings)	60%	60%
Maximum Weekly Benefit	\$1,500	\$1,500
Benefit Duration	12 Weeks	12 Weeks
<b>Features</b>		
Pre-Existing Condition Limitation	None	None
Partial Disability	Included	Excluded
Survivor Benefit	Included	Excluded
Rehabilitation Benefit	Included	Included
Participation Requirement	100%	100%
Rate Guarantee	24 Months	24 Months
<b>Monthly Premium</b>	Proposed	Proposed
Rate Per \$10	\$0.230	\$0.175
Monthly Volume	\$75,064	\$75,064
Total Monthly Premium	\$1,726.47	\$1,313.62
Total Annual Premium	\$20,717.66	\$15,763.44

Rates based on 86 covered employees

**Short Term Disability Proposal**  
**Prepared for**  
**City of Hutchins**  
**Effective Date August 1, 2026**



INSURANCE COMPANY		
	Proposed	Proposed
Eligible Class	All active full-time employees living in the United States working 30 or more hours per week	All active full-time employees living in the United States working 30 or more hours per week
Definition of Earnings	Base Salary excluding bonus/overtime/commissions	Base Salary excluding bonus/overtime/commissions
Definition of Disability	Loss of duties AND earnings	Loss of duties AND earnings
<b>Benefits</b>		
Elimination Period/Accident	7 Days	7 Days
Elimination Period/Illness	7 Days	7 Days
Income Benefit (% of Earnings)	60%	60%
Maximum Weekly Benefit	\$1,500	\$1,500
Maximum Benefit Duration	12 Weeks	12 Weeks
<b>Features</b>		
Pre-Existing Condition Limitation	3 months prior / 6 months insured	3 months prior / 12 months insured
Partial Disability	Included	Excluded
Survivor Benefit	Included	Excluded
Rehabilitation Benefit	Included	Included
Participation Requirement	15%	Greater of 10 lives or 25%
Rate Guarantee	24 Months	24 Months
Rate Per \$10 Weekly Benefit	Proposed	Proposed
< 20	\$0.440	\$0.246
20-24	\$0.440	\$0.246
25-29	\$0.440	\$0.276
30-34	\$0.440	\$0.281
35-39	\$0.440	\$0.238
40-44	\$0.440	\$0.281
45-49	\$0.440	\$0.380
50-54	\$0.440	\$0.449
55-59	\$0.440	\$0.501
60-64	\$0.440	\$0.622
65-69	\$0.440	\$0.816
70+	\$0.440	\$0.816

**Group Long Term Disability Proposal**  
**Prepared for**  
**City of Hutchins**  
**Effective Date August 1, 2026**

INSURANCE COMPANY		
	Proposed	Proposed
Eligible Class	All active full-time employees living in the United States working 30 or more hours per week	All active full-time employees living in the United States working 30 or more hours per week
Definition of Earnings	Base Salary excluding bonus/overtime/commissions	Base Salary excluding bonus/overtime/commissions
Definition of Disability	Loss of duties AND earnings	Loss of duties AND earnings
<b>Benefits</b>		
Elimination Period	90 Days	90 Days
Income Benefit (% of Earnings)	60%	60%
Maximum Monthly Benefit	\$6,000	\$6,000
Own Occupation Period	24 Months	24 Months
Benefit Duration	RBD to Social Security Natural Retirement Age	Social Security Natural Retirement Age (SSNRA)
<b>Limitations</b>		
Pre-Existing Condition Limitation	3 months prior / 12 months insured	3 months prior / 12 months insured
Mental Health	24 Months	24 Months
Substance Abuse	24 Months	24 Months
<b>Features</b>		
Rehabilitation Benefit	Included	Included
Return to Work Incentive	Included	Included
Survivor Benefit	Included	Included
Family Care Benefit	Included	Excluded
Partial Disability	Included	Excluded
Waiver of Premium	Included	Included
W-2 Preparation	Included	Included
FICA Match	Included	Included
Portability	Excluded	Excluded
Conversion	Excluded	Excluded
Benefit Taxation	Taxable	Taxable
Participation Requirement	100%	100%
Rate Guarantee	24 Months	24 Months
<b>Monthly Premium</b>	Proposed	Proposed
Rate per \$100	\$0.270	\$0.270
Monthly Volume	\$537,129	\$537,129
Total Monthly Premium	\$1,450.25	\$1,450.25
Total Annual Premium	\$17,402.98	\$17,402.98

Rates based on 86 covered employees

Long Term Disability Proposal  
 Prepared for  
 City of Hutchins  
 Effective Date August 1, 2026

INSURANCE COMPANY		
	Proposed	Proposed
Eligible Class	All active full-time employees living in the United States working 30 or more hours per week	All active full-time employees living in the United States working 30 or more hours per week
Definition of Earnings	Base Salary excluding bonus/overtime/commissions	Base Salary excluding bonus/overtime/commissions
Definition of Disability	Loss of duties AND earnings	Loss of duties AND earnings
<b>Benefits</b>		
Elimination Period	90 Days	90 Days
Income Benefit (% of Earnings)	60%	60%
Maximum Monthly Benefit	\$6,000	\$6,000
Own Occupation Period	24 Months	24 Months
Benefit Duration	RBD to Social Security Natural Retirement Age	Social Security Natural Retirement Age (SSNRA)
<b>Limitations</b>		
Pre-Existing Condition Limitation	6 months prior / 12 months insured	3 months prior / 12 months insured
Mental Health	24 Months	24 Months
Substance Abuse	24 Months	24 Months
<b>Features</b>		
Rehabilitation Benefit	Included	Included
Return to Work Incentive	Included	Included
Survivor Benefit	Included	Included
Family Care Benefit	Included	Excluded
Partial Disability	Included	Excluded
Waiver of Premium	Included	Included
W-2 Preparation	Included	Included
FICA Match	Included	Included
Portability	Excluded	Excluded
Conversion	Excluded	Excluded
Benefit Taxation	Taxable	Taxable
Participation Requirement	25%	Greater of 10 lives or 25%
Rate Guarantee	24 Months	24 Months
Rate per \$100 Covered Payroll	Proposed	Proposed
<20	\$0.170	\$0.086
20-24	\$0.180	\$0.086
25-29	\$0.260	\$0.137
30-34	\$0.380	\$0.236
35-39	\$0.500	\$0.341
40-44	\$0.660	\$0.530
45-49	\$0.950	\$0.772
50-54	\$1.470	\$0.989
55-59	\$1.810	\$1.156
60-64	\$1.940	\$1.022
65-69	\$2.030	\$1.138
70+	\$2.140	\$1.138

## Proposal Information and Assumptions

### Grandfathered Status:

Plans that relinquish grandfathered status must immediately implement the following changes:

- Have an expanded internal and external claims/appeals process
- Federally mandated preventive care must be covered at no cost sharing in-network
- Implement patient protections (any in-network PCP, ER paid in-network, no referral/authorization to in-network OB/GYN or pediatrician)
- In-network out of pocket maximum is restricted
- Include clinical trials coverage
- Small employer plans to include the essential health benefits package (unless retaining a transitional plan)
- Fully insured plans are guarantee issue and renewable
- Fully insured plans may not discriminate in favor of highly compensated individuals (on hold until regulations are released)

The information provided herein is a summary description of coverage terms and is intended for informational, illustrative and comparison purposes only. It is not intended to alter or expand rights or liabilities set forth in the official plan documents/contracts. It is not an offer to contract nor are there any express or implied guarantees. This information may be amended or withdrawn by the carrier or TPA in the event of a change in any item upon which it is based and where such change could affect the risk to be assumed. Final terms and conditions shall be based upon information provided in the application including but not limited to final enrollment, contribution levels and condition disclosure information.

This document is not intended to be taken as advice regarding any individual situation and should not be relied upon as such. ClarkAdamson LLC shall have no obligation to update this publication and shall have no liability to you or any other party arising out of this publication or any matter contained herein. Any statements concerning actuarial, tax, accounting, or legal matters are based solely on our experience as consultants and are not to be relied on as actuarial, accounting, tax or legal advice for which you should consult your own professional advisors. Any modeling analytics or projections are subject to inherent uncertainty and the analysis could be materially affective if any underlying assumptions, conditions, information or factors are inaccurate or incomplete or should change.



## ClarkAdamson LLC Compensation Disclosure

You are a valued client, and we take pride in providing you with exceptional service. As an independent broker, we offer you superior service and competitive pricing by searching for and identifying the coverage from the insurer that best meets your needs.

**Commission:** Our firm does not charge a fee for placing your policy. We are paid a commission by the insurer that is part of, not added to, your premiums. The amount of commission earned is according to standard commission scheduled established by each insurer we work with.

Our firm may also receive additional incentive compensation or bonuses for various reasons from an insurer. Incentive commission amount and type may vary but does not affect the price of your premiums.

**Client Fees:** We do not charge you any fee for placement of your policy, and we are compensated by the insurer in the manner described generally above. However, we may charge fees, previously disclosed to you, for certain professional services not including the placement of your policy.

**Scope of Services:** Our firm works with a number of competing insurers, and we will attempt to obtain quotes from the insurers that we believe to be suitable based on the preferences and needs that you have communicated to us. However, we cannot obtain quotes from all insurers with products suiting your needs. We will attempt to answer any questions you may have regarding the quotes, insurers or policies that we obtain, but be aware that you make the final decision on which insurance product and coverage amount you need and will purchase.

**Additional Information:** For more information, specific details or answers to any questions about our service, fees, or compensation please contact us at 940-600-1307 or [www.ClarkAdamson.com](http://www.ClarkAdamson.com).

Thank you for choosing us to assist you with your insurance needs. We value your trust and appreciate your business. Please let us know if there is anything we can do to serve you better.



### Estimate of Employee Premiums Paid by the City

Medical					
# Employees	Monthly Cost	Employer Monthly Cost	Employer Annual Cost		
4 \$	661.33	\$ 2,645.32	\$ 31,743.84		
2 \$	1,315.85	\$ 2,631.70	\$ 31,580.40		
1 \$	1,270.27	\$ 1,270.27	\$ 15,243.24		
2 \$	1,769.72	\$ 3,539.44	\$ 42,473.28		
1 \$	1,422.94	\$ 1,422.94	\$ 17,075.28		
1 \$	1,373.63	\$ 1,373.63	\$ 16,483.56		
26 \$	929.07	\$ 24,155.82	\$ 289,869.84		
4 \$	1,729.66	\$ 6,918.64	\$ 83,023.68		
12 \$	1,669.72	\$ 20,036.64	\$ 240,439.68		
11 \$	2,289.90	\$ 25,188.90	\$ 302,266.80		
18 \$	1,062.24	\$ 19,120.32	\$ 229,443.84		
2 \$	1,657.68	\$ 3,315.36	\$ 39,784.32		
1 \$	1,600.24	\$ 1,600.24	\$ 19,202.88		
85 \$	18,752.25	\$ 113,219.22	\$ 1,358,630.64		
OPEN POSITIONS=8 \$	2,355.63	\$ 19,660.86	\$ 235,930.32		
			<b>\$ 1,594,560.96</b>		

Dental					
# Employees	Monthly Cost	Employer Monthly Cost	Employer Annual Cost		
93 \$	10.90	\$ 1,013.70	\$ 12,164.40		

Vision					
# Employees	Monthly Cost	Employer Monthly Cost	Employer Annual Cost		
93 \$	6.52	\$ 606.36	\$ 7,276.32		

Life Insurance					
# Employees	Monthly Cost	Employer Monthly Cost	Employer Annual Cost		
93 \$	4.68	\$ 435.24	\$ 5,222.88		

**TOTAL \$ 1,619,224.56**

**CITY OF HUTCHINS  
RESOLUTION NO. R2026-06-1345**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE CONTRACTUAL AGREEMENTS RELATED TO EMPLOYEE BENEFITS FOR FISCAL YEAR 2026-2027 AT AN ESTIMATED ANNUAL COST OF \$1,619,225; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Hutchins, is constantly seeking ways to improve working conditions, employee relations, retention, and recruitment efforts to remain a competition employer; and

**WHEREAS**, annually employee fringe benefits are evaluated for net cost, employee satisfaction, value, usability, and customer service; and

**WHEREAS**, the City of Hutchins utilized a professional and licensed broker to obtain competitive quotes for employee benefits for an annual term of August 1 through July 31; and

**WHEREAS**, the City of Hutchins finds it in the best interest of employees for the City of Hutchins to provide several options for benefits including those managed by the Director of Human Resources without financial contribution provided by the City of Hutchins; and

**WHEREAS**, employees may select offered through BlueCross/BlueShield and dental, vision, and life offered through Omaha Mutual with premium contributions from the City of Hutchins at an estimated cost of \$1,619,225; and

**WHEREAS**, employees may select supplemental coverages including short term disability, critical illness insurance, accident insurance, or hospital medical bridge insurance offered through AFLAC at their own expense to be processed as a payroll deduction; and

**WHEREAS**, the City Council authorizes the City Administrator, or his designee, to accept and execute contractual agreements for employee insurance plan renewals for fiscal year 2026-2027 at an estimated annual cost of \$1,619,225;

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

**SECTION 1.** The City Administrator, or his designee, is hereby authorized to execute contractual agreements for employee insurance plan renewals for fiscal year 2025-2026 at an estimated cost of \$1,619,225.

**SECTION 2.** This Resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

**DULY RESOLVED AND ADOPTED** by the City Council of the City of Hutchins, Texas, this the 15th day of June 2026.

CITY OF HUTCHINS, TEXAS

\_\_\_\_\_  
Mario Vasquez, Mayor

ATTEST:

\_\_\_\_\_  
Cynthia Olguin, City Secretary