



**CITY OF HUTCHINS  
CITY COUNCIL MEETING  
AGENDA**

**Monday, August 18, 2025 at 5:30 PM  
City Hall, 321 N. Main Street**

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, August 18, 2025 at 5:30 PM located at Hutchins City Hall Council Chambers, 321 N. Main Street, 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. WORK SESSION**

1. 2025-2026 Proposed Budget

Presented by: Maria Joyner, Director of Finance

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

**C. INVOCATION AND PLEDGE OF ALLEGIANCE**

**D. PRESENTATIONS**

2. Proclamation in recognition of Atmos Energy.
3. New employee introduction. Presented by: Steve Perry, Police Chief
4. Recognize Police employees for a job well done. Presented by: Frank Garcia, Lieutenant

**E. 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.*

**F. PUBLIC HEARINGS**

5. A. Conduct a Public Hearing regarding a request for a 4B project at 101 South Interstate 45, Suite 12.

B. Open Public Hearing and Receive Comment.

C. Discuss and consider Resolution R2025-08-1280 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 12, HUTCHINS, TEXAS; AUTHORIZING THE HEDC EXECUTIVE DIRECTOR TO EXECUTE THE FINAL AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: Guy Brown HEDC Executive Director

6. A. Conduct a Public Hearing to discuss and consider a request by Robert Sangdahl (Lineage Logistics) representing the property owner Mike Rader (WHL Dallas 45 LLC) for a zoning change from Logistics Port B (LPB) to Port Industrial (PI) for Lot 1 Block A, 67.570 tract of land located in the John R. Fondren Survey, Abstract NO. 461, William Gatlin Survey, Abstract NO. 499 commonly described as 3840 Lancaster Hutchins Road.

B. Open Public Hearing and Receive Comment.

C. Discuss and consider Ordinance NO. 2025-08-1209 for a rezone by Robert Sangdahl of Lineage Logistics, LLC who are the owners of a tract of land situated in the John R. Fondren Survey, Abstract No. 461 and the William Gatlin Survey, Abstract No. 499, City of Hutchins, Dallas County, Texas, and being a portion of a called 42.73 acre tract of land designated as "Parcel 8" and a called 43.06 acre tract of land designated as "Parcel 31 ", in the Special Warranty Deed to WHL Dallas 45 LLC, recorded in Instrument No. 201100339298, Official Public Records, Dallas County, Texas, and being more particularly described as follows: Presented by: Blake Moore

7. A. Conduct a Public Hearing regarding a request for a Replat located at 1220 Dowdy Ferry Road.

B. Open Public Hearing and Receive Comment.

C. Discuss and consider a Re-Plat by Madrona Acquisitions LLC who are the owners of a tract of land situated in the Thomas Freeman Survey, Abstract No. 453, City of Hutchins, Dallas County, Texas, and being all of Lots 1A and 2, Block A, Johnson and Johnson Addition, an addition to the City of Hutchins, according to the plat recorded in Instrument No. 20080084554.

**G. 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.*

8. Consideration and Action regarding proposed FY2025-2026 Tax Rate and Notice of Public Hearing. Presented by: Maria Joyner, Director of Finance
9. Discuss and consider Resolution R2025-08-1281 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AN INTERLOCAL COOPERATIVE AGREEMENT BETWEEN THE CITY OF HUTCHINS AND STAR TRANSIT FOR FISCAL YEAR 2025-2026 AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE SAID AGREEMENT; PROVIDING FOR SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: Katherine Lindsey, Assistant to the City Administrator
10. Discuss and consider Resolution R2025-08-1282, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2025 RATE REVIEW MECHANISM FILING. Presented by: Katherine Lindsey, Assistant to the City Administrator

11. Discuss and consider repealing Ordinance 2025-06-1208 in its entirety. Presented by Steve Perry, Police Chief
12. Discuss and consider Ordinance 2025-08-1210, AN ORDINANCE OF THE CITY OF HUTCHINS, TEXAS AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 2 TITLED "ANIMAL SERVICES" BY ADDING A NEW ARTICLE 2.12 TITLED "ANIMAL SERVICES ADVISORY COMMISSION" TO SET FORTH REQUIREMENTS FOR AN ANIMAL SERVICES ADVISORY COMMISSION; PROVIDING A SEVERABILITY CLAUSE; and providing for an effective DATE. Presented by Steve Perry, Police Chief

#### **H. EXECUTIVE SESSION**

13. Pursuant to Section 551.072 of the Texas Government Code, the City Council will convene into executive session to deliberate the purchase, exchange, lease or value of real property located within the City of Hutchins, Texas.

#### **I. RECONVENE INTO REGULAR SESSION**

14. Action, if any, as a result of Executive Session:

Pursuant to Section 551.072 of the Texas Government Code, the City Council will convene into executive session to deliberate the purchase, exchange, lease or value of real property located within the City of Hutchins, Texas.

#### **J. ITEMS OF COMMUNITY INTEREST**

15. City Council Meeting, Monday, August 18, 2025, 6:30 pm, Hutchins City Hall, 321 N. Main St., Hutchins.

Planning and Zoning Commission Meeting, Monday, August 25, 2025, 6:00 p.m., Hutchins City Hall, 321 N. Main St., Hutchins.

City Council Meeting, Tuesday, September 2, 2025, 6:30 p.m., Hutchins City Hall, 321 N. Main St., Hutchins.

Parks and Recreation Board Meeting, Tuesday, September 2, 2025, Hutchins Community Center, 500 W. Hickman St., Hutchins.

Keep Hutchins Beautiful Board Meeting, Tuesday, September 9, 2025, 6:00 p.m., Hutchins City Hall, 321 N. Main St., Hutchins.

City Council Meeting, Monday, September 15, 2025, 6:30 p.m., Hutchins City Hall, 321 N. Main St., Hutchins.

Hispanic Heritage Month Celebration, Thursday, September 18, 2025 4:30 p.m. - 7:00 p.m., Hutchins Community Center, 500 W. Hickman St., Hutchins.

National Night Out, Tuesday, October 7, 2025 6:00 p.m. - 8:00 p.m. at Campbell Park, 205 S. Denton St., Hutchins.

#### **K. ADJOURN**

## CERTIFICATION

I certify that a copy of the August 18, 2025 agenda of items to be considered by the Hutchins City Council was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website [www.cityofhutchins.org](http://www.cityofhutchins.org), in accordance with Chapter 551 of the Texas Government Code. Posted on Friday, August 15, 2025, before 5:30 p.m.

*Cynthia Olguin*

Cynthia Olguin  
City Secretary



## ACCESSIBILITY STATEMENT

The meeting location is wheelchair accessible from the front door. Request 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.org](mailto:colguin@cityofhutchins.org)