



**CITY OF HUTCHINS
CITY COUNCIL MEETING
AGENDA**

**Tuesday, September 08, 2026 at 6:00 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 Work Session and a Regular Meeting of the Hutchins City Council to be held on Monday, September 8, 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. WORK SESSION

1. 2026-2027 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. 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.*

- E. CONSENT AGENDA** - *All items presented in the Consent Agenda require no deliberation by the Council. Each Council member has the opportunity of removing an item from this agenda so that it may be considered separately.*

2. Consider approval of city council meeting minutes for the month of August 2026. Presented by Cynthia Olguin, City Secretary

F. PUBLIC HEARINGS

3. A. Conduct a Public Hearing, discuss and consider a request for approval of an Ordinance repealing Ordinance 782 adopted on February 16, 2004, in its entirety and amending Chapter 14 Zoning Ordinance Adopted and Exhibit 14A Zoning Ordinance of the City of Hutchins

B. Open Public Hearing and Receive Comment.

C. Consider AN ORDINANCE OF THE CITY OF HUTCHINS, TEXAS, AMENDING ARTICLE 14 ZONING AND EXHIBIT 14A ZONING ORDINANCE OF THE CITY OF HUTCHINS CODE OF ORDINANCES REPEALING ORDINANCE 782 IN ITS ENTIRETY AND REPLACING CHAPTER 14 ZONING ORDINANCE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.
Ordinance 2026-09-1227

4. Conduct Public Hearing to consider FY2026-2027 Hutchins Economic Development Corporation Proposed Budget.

A. Open Public Hearing and Receive Comments

B. Discuss and consider an Ordinance OF THE CITY OF HUTCHINS, TEXAS MAKING APPROPRIATIONS FOR THE BETTERMENT OF THE CITY OF HUTCHINS, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; APPROPRIATING MONEY TO AN ECONOMIC DEVELOPMENT FUND FOR IMPROVEMENTS AND ENRICHMENTS; AND ADOPTING THE ANNUAL BUDGET OF THE CITY OF HUTCHINS ECONOMIC DEVELOPMENT CORPORATION FOR THE 2026-2027 FISCAL YEAR. Presented by Guy Brown, HEDC Executive Director
Ordinance 2026-09-1228

5. A. Conduct a Public Hearing regarding the proposed FY 2027 Budget

B. Open Public Hearing and Receive Comments.

C. Discuss and consider an Ordinance on the Proposed FY 2027 Budget - AN ORDINANCE OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND ADOPTING THE BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 01, 2026, THROUGH SEPTEMBER 30, 2027; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET; PROVIDING FOR INTER-FUND TRANSFER; PROVIDING FOR RECORDING OF THE ORDINANCE; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: Maria Joyner, Director of Finance
Ordinance 2026-09-1229

6. A. Conduct a Public Hearing regarding the proposed Tax Rate

B. Open Public Hearing and Receive Comment.

C. Discuss and consider an Ordinance OF THE CITY OF HUTCHINS, TEXAS, LEVYING AD VALOREM TAXES FOR THE YEAR 2026-2027, AT A RATE OF \$0.620845 PER ONE HUNDRED DOLLARS (\$100.00) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AS OF JANUARY 1, 2026, TO PROVIDE REVENUES FOR CURRENT EXPENSES AND INTEREST AND SINKING FUND REQUIREMENTS; PROVIDING FOR DUE AND DELINQUENT DATES TOGETHER WITH PENALTIES AND INTEREST; AND DECLARING AN EFFECTIVE DATE. Presented by: Maria Joyner, Director of Finance
Ordinance 2026-09-1230

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.*

7. Discuss and consider A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE TERMS AND CONDITIONS OF THE PROPOSED SERVICE FEE AGREEMENT BY AND BETWEEN THE CITY OF HUTCHINS AND BRANDSTETTER CARROLL, INC. FOR PROFESSIONAL DESIGN SERVICES FOR THE CITY HALL WALKING TRAIL AND GREEN SPACE; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: James Quin, City Administrator
Resolution R2026-09-1357
8. Discuss and consider a RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR OR HIS DESIGNEE AS THE CITY'S REPRESENTATIVE TO NEGOTIATE AND EXECUTE THE TERMS AND CONDITIONS OF AN AGREEMENT BY AND BETWEEN THE CITY OF HUTCHINS AND TERRACON CONSULTANTS, INC. FOR CONSTRUCTION MATERIALS TESTING AND INSPECTION SERVICES FOR THE FY2025 CDBG STREET RECONSTRUCTION PROJECT – DENTON STREET AND WOODCREST LANE, AND PROVIDING FOR AN EFFECTIVE DATE. Presented by Yibin Shao, City Engineer
Resolution R2026-09-1358
9. Discuss and consider a Resolution approving the terms and conditions of an Interlocal Agreement between the City of Hutchins and Dallas County Health and Human Services for Coordinated Health Services for the Fiscal Year 2026-2027.
Resolution R2026-1359
10. Discuss and consider a Resolution for the City of Hutchins, Texas, approving the terms and conditions of an Interlocal Agreement between the City of Hutchins and Dallas County Health and Human Services for Food Establishment Inspections and Environmental Health Services for the Fiscal Year 2026-2027.
Resolution R2026-09-1360
11. Discuss creating an ordinance naming policy for city buildings. Request by Councilmember Odom

H. ITEMS OF COMMUNITY INTEREST

12. Hispanic Heritage Month Celebration, Thursday, September 17, 2026, 5:30 p.m. - 7:30 p.m., Hutchins Event Center, 400 N. JJ Lemmon Rd.

City Council Meeting, Monday, September 21, 2026, 6:30 p.m., City Hall, 400 N. JJ Lemmon Road.

Planning and Zoning Commission Meeting, Monday, September 28, 2026, 6:00 p.m., City Hall, 400 N. JJ Lemmon Rd.

Community Fall Festival, Saturday, October 10, 2026, 12:00 p.m. - 3:30 p.m., Campbell Park, 200 S. Denton St.

I. ADJOURN

CERTIFICATION

I certify that a copy of the September 8, 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, in accordance with Chapter 551 of the Texas Government Code. Posted on Tuesday, September 1, 2026.



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@cityofhutchinstx.gov.