



**CITY OF HUTCHINS
WORK SESSION AND CITY COUNCIL MEETING
AGENDA**

**Monday, August 03, 2026 at 5:30 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 Work Session and a Regular Meeting of the Hutchins City Council to be held on Monday, August 3, 2026, with Work Session beginning at 5:30 p.m. and the Regular Meeting 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. PRESENTATIONS

2. Proposals for Christmas fireworks show. Presented by: Katherine Lindsey

F. PUBLIC HEARINGS

3. A. Conduct a Public Hearing for a voluntary annexation request submitted by RTG Capital for approximately 4.526 acres located at 1080 S. IH-45, currently within the City of Hutchins Extraterritorial Jurisdiction. Presented by: Chief Building Official Blake Moore
- B. Open Public Hearing and receive comments.
- C. Discuss and consider AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED TERRITORY INTO THE

CITY OF HUTCHINS, TEXAS, EXTENDING THE BOUNDARY LIMITS OF THE CITY SO AS TO INCLUDE A ±4.526-ACRE TRACT OF LAND WITHIN THE CITY'S LIMITS, SAID HEREINAFTER DESCRIBED TERRITORY WITHIN THE CITY'S LIMITS, GRANTING TO ALL INHABITANTS AND OWNERS OF THE TERRITORY ALL OF THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS, AND BINDING THE INHABITANTS BY ALL THE ACTS, ORDINANCES AND REGULATIONS OF THE CITY; ADOPTING A SERVICE PLAN FOR THE DESCRIBED TERRITORY.

Ordinance 2026-08-1224

4. A. Conduct a public hearing regarding a request for a rezone by John Gonzalez of RTG Capital for 1080 S. IH-45: BEING part of a tract of 5.000 acres of land in the William Gatlin Survey, Abstract No. 499, Dallas County, Texas. Presented by: Chief Building Official Blake Moore

B. Open the Public Hearing and receive comments.

C. Discuss and consider AN ORDINANCE OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF HUTCHINS, TEXAS; GRANTING A CHANGE IN ZONING FROM HIGHWAY COMMERCIAL (HC) TO LIGHT INDUSTRIAL (LI) FOR TRACT 49.2 AND TRACT 49.1 ZONING FROM AGRICULTURE (AG) TO LIGHT INDUSTRIAL (LI) , ±5.0 ACRE TRACT OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY ABST. NO. 499, DALLAS COUNTY, TEXAS, AND BEING PART OF A CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO T.F. CAMPBELL, RECORDED IN VOLUME L, PAGE 412 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, COMMONLY KNOWN AS 1080 SOUTH INTERSTATE HIGHWAY 45, HUTCHINS, DALLAS COUNTY, TEXAS.

Ordinance 2026-08-1225

5. A. Conduct a Public Hearing to consider a request by John Gonzalez representing RTG Capital for a Specific Use Permit (SUP) to allow Motor Freight Company/Terminal, Heavy Machinery Sales/Storage, Truck Sales & Storage, Low Risk Industrial Manufacturing Not Wholly Enclosed Within A Building and Low Risk Industrial Manufacturing Not Wholly Enclosed Within A Building under 1 SUP in the Light Manufacturing district for 1080 S IH 45 BEING part of a tract of 5.000 acres of land in the William Gatlin Survey, Abstract No. 499, Dallas County, Texas. Presented by: Chief Building Official Blake Moore

B. Open the Public Hearing and receive comments.

C. Discuss and consider 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 MOTOR FREIGHT COMPANY/TERMINAL; HEAVY MACHINERY SALES/STORAGE; TRUCK SALES & STORAGE; LOW RISK INDUSTRIAL MANUFACTURING NOT WHOLLY ENCLOSED WITHIN A BUILDING; LOW RISK INDUSTRIAL MANUFACTURING WHOLLY ENCLOSED WITHIN A BUILDING ON LAND ZONED LIGHT INDUSTRIAL ("LI") FOR TRACT 49.1 AND TRACT 49.2, ±5.0 ACRES OF LAND, SITUATED IN THE WILLIAM GATLIN SURVEY ABST. NO. 499, DALLAS COUNTY, TEXAS, AND BEING PART OF A CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO T.F. CAMPBELL, RECORDED IN VOLUME L, PAGE 412 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, COMMONLY KNOWN AS 1080 SOUTH INTERSTATE HIGHWAY 45, HUTCHINS, DALLAS COUNTY, TEXAS.

Ordinance 2028-08-1226

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.*

6. Discuss and consider a Resolution authorizing the City Administrator to negotiate and execute and agreement for Christmas fireworks show. Presented by Katherine Lindsey
Resolution R2026-08-1349
7. Discuss and consider a Resolution authorizing the City Administrator to execute a Professional Service Agreement with TurningArt not to exceed \$182,000.00 Presented by Wanda Randle
Director of Community Services
Resolution R2026-08-1350
8. Consideration and Action regarding proposed FY 2026-2027 Tax Rate and Notice of Public Hearing. Presented by: Maria Joyner, Director of Finance
9. Discuss and consider a Resolution with GovWell Technologies Inc. Software Platform for Building Permits, Inspection Scheduling, Contractor Registration, and Code Enforcement. Presented by
Chief Building Official Blake Moore
Resolution R2026-08-1351

H. ITEMS OF COMMUNITY INTEREST

10. Parks and Recreation Board Meeting, Tuesday, August 4, 2026, 6:30 p.m., Hutchins City Hall, 400 N. JJ Lemmon Rd., Hutchins.

Animal Services Advisory Board Meeting, Wednesday, August 5, 2026, 5:30 p.m., Hutchins City Hall, 400 N. JJ Lemmon Rd., Hutchins.

Keep Hutchins Beautiful Board Meeting, Tuesday, August 11, 2026, 6:00 p.m., Hutchins City Hall, 400 N. JJ Lemmon Rd., Hutchins.

I. ADJOURN

CERTIFICATION

I certify that a copy of the August 3, 2026, council agenda of items to be considered by the Hutchins City Council was posted at City Hall and to the City's website at www.cityofhutchinstx.gov, in accordance with Chapter 551 of the Texas Government Code. Posted on Tuesday, July 28, 2026.



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@cityofhutchinstx.gov.