



CITY OF HUTCHINS CITY COUNCIL MEETING AGENDA

**Monday, October 05, 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, October 5, 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. 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.*

1. Discuss and consider Resolution of the CITY COUNCIL OF THE City of HUTCHINS, TEXAS AUTHORIZING THE EXECUTION OF DAAA AGREEMENT WITH THE TIME PERIOD OF OCTOBER 1, 2026, THROUGH SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.
Resolution R2026-10-1362

E. PRESENTATIONS

2. Discussion Commercial Motor Vehicle Enforcement Unit. Presented by Steve Perry, Police Chief

F. PUBLIC HEARINGS

3. A. Conduct a public hearing regarding an amendment to the Code of Ordinance repealing Chapter 10 Subdivision Regulations in its entirety and amending Chapter 10 Subdivision Regulations of the City of Hutchins.

B. Open Public Hearing and Receive Comment.

C. Consider AN ORDINANCE OF THE CITY OF HUTCHINS, TEXAS, AMENDING CHAPTER 10 SUBDIVISION REGULATIONS OF THE CITY OF HUTCHINS CODE OF ORDINANCES REPEALING CHAPTER 10 IN ITS ENTIRETY AND REPLACING CHAPTER 10 SUBDIVISION REGULATIONS; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

Ordinance 10-1235

4. A. Conduct a public hearing regarding a voluntary annexation request submitted by Shoal Creek Capital Partners for territory consisting of a 3.126± acre tract of land situated in the William Gatlin Survey, Abstract No. 499, Dallas County, Texas, and a 9.597 acre± tract of land situated in the William Gatlin Survey, Abstract No. 499, Dallas County, Texas, located at 1101 S. IH-45, currently within the City of Hutchins Extraterritorial Jurisdiction.

B. Open Public Hearing and Receive Comment.

C. Consider an Ordinance of the City of Hutchins, Texas for territory consisting of a 3.126± acre tract of land situated in the William Gatlin Survey, Abstract No. 499, Dallas County, Texas, and a 9.597 acre± tract of land situated in the William Gatlin Survey, Abstract No. 499.

Ordinance 2026-10-1236

5. A. Conduct a public hearing regarding a request by Wilson Bauer of Shoal Creek Capital partners for a total acreage of approximately 19.17± acres on 3 tracts of land located in the William Gatlin Survey, Abstract No. 499, in the City of Hutchins, Dallas County, Texas, and also being part of Lot 1 and Lot 3 of the L 6 S Industrial Park, an addition to the City of Hutchins, Texas. The three tracts of land are located at 1101 S. Interstate 45. A portion of the property is located in the City of Hutchins Extra-Territorial Jurisdiction. The zoning request is to change the zoning from AG Agriculture upon annexation and from HC Highway Commercial to LI Light Industrial.

B. Open Public Hearing and receive comments.

C. Consider an Ordinance of CITY OF HUTCHINS, TEXAS; GRANTING A CHANGE IN ZONING FROM HIGHWAY COMMERCIAL (HC) TO LIGHT INDUSTRIAL (LI) AND ALLOWING SPECIFIC USE PERMITS WITHOUT SPECIAL CONDITIONS ON THREE (3) TRACTS OF LAND CONSISTING OF 19.17± ACRES WITH TRACT 1 BEING A 6.447 ACRE TRACT OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, DALLAS COUNTY, TEXAS, AND BEING PART OF LOT 1 AND LOT 3, L 6 S INDUSTRIAL PARK, AN ADDITION TO THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, TRACT 2 BEING 3.126 ACRES OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, DALLAS COUNTY, TEXAS, AND TRACT 3 BEING 9.597 ACRES OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, DALLAS COUNTY, TEXAS.

Ordinance 2026-10-1237

6. A. Conduct a public hearing regarding a request by Wilson Bauer of Shoal Creek Capital partners for a total acreage of approximately 19.17± acres on 3 tracts of land located in the William Gatlin Survey, Abstract No. 499, in the City of Hutchins, Dallas County, Texas, and also being part of Lot 1 and Lot 3 of the L 6 S Industrial Park, an addition to the City of Hutchins, Texas. The three tracts of land are located at 1101 S. Interstate 45. A portion of the property is located in the City of Hutchins Extra-Territorial Jurisdiction. The zoning request is to change the zoning from AG Agriculture upon annexation and from HC Highway Commercial to LI Light Industrial.

B. Open Public Hearing and receive comments.

C. Conduct a public hearing regarding a request for a SUP request by Wilson Bauer of Shoal Creek Capital partners for a total acreage of approximately 19.17± acres on 3 tracts of land located in the William Gatlin Survey, Abstract No. 499, in the City of Hutchins, Dallas County, Texas, and also being part of Lot 1 and Lot 3 of the L 6 S Industrial Park, an addition to the City of Hutchins, Texas. The three tracts of land are located at 1101 S. Interstate 45. A portion of the property is located in the City of Hutchins Extra-Territorial Jurisdiction. The SUP request is to allow the uses "Motor Freight Company/Terminal", "Heavy Machinery Sales/Storage", "Truck Sales & Storage", and "Low Risk Industrial Manufacturing Not Wholly Enclosed Within a Building" in the Light Industrial District.

D. Open Public Hearing and Receive Comment.

C. Consider an Ordinance of CITY OF HUTCHINS, TEXAS; GRANTING A CHANGE IN ZONING FROM HIGHWAY COMMERCIAL (HC) TO LIGHT INDUSTRIAL (LI) AND ALLOWING SPECIFIC USE PERMITS WITHOUT SPECIAL CONDITIONS ON THREE (3) TRACTS OF LAND CONSISTING OF 19.17± ACRES WITH TRACT 1 BEING A 6.447 ACRE TRACT OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, DALLAS COUNTY, TEXAS, AND BEING PART OF LOT 1 AND LOT 3, L 6 S INDUSTRIAL PARK, AN ADDITION TO THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, TRACT 2 BEING 3.126 ACRES OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, DALLAS COUNTY, TEXAS, AND TRACT 3 BEING 9.597 ACRES OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, DALLAS COUNTY, TEXAS.

Ordinance 2026-10-1237

7. A. Conduct a public hearing regarding a request for a rezone request by Sylvia Johnson with QSC Services, representing the property owner Dr. Cynthia Mickens Ross for a total acreage of approximately 3 acres on 3 tracts of land located in the Hutchins Acreage, and being part of Lots 19, 21, and 29. The three tracts of land are located at 105 Mills, 302 & 304 W. Palestine St. The rezone request is to change the zoning from the current (Single Family Residential 8.5) to a Planned Development (PD).

B. Open Public Hearing and receive comments.

G. ITEMS OF COMMUNITY INTEREST

8. Parks and Recreation Board Meeting, Tuesday, October 6, 2026, 6:30 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.

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

Planning and Zoning Commission Meeting, Monday, October 26, 2026, 6:00 p.m., City Hall, 400 N. JJ Lemmon Road.

H. ADJOURN

CERTIFICATION

I certify that a copy of the October 5, 2026, agenda of items to be considered by the Hutchins City Council was posted at City Hall and to the City's website in accordance with Chapter 551 of the Texas Government Code. Posted on Tuesday, September 29, 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.