



**CITY OF HUTCHINS  
CITY COUNCIL MEETING  
AGENDA**

**Monday, March 16, 2026**

**Work Session at 5:15 PM      Regular Meeting 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 Work Session beginning at 5:15 p.m. and a Regular Meeting of the Hutchins City Council to begin at 6:30 p.m. on Monday, March 16, 2026, at Hutchins City Hall Council Chambers, 400 N. JJ Lemmon Road, Hutchins, Texas, at which time the following items will be discussed and considered.

**A. WORK SESSION 5:15 p.m.**

1. Presentation by Stephen Cook with Dunaway. Presented by: Chief Building Official Blake Moore

**B. REGULAR MEETING 6:30 p.m.**

**City Council Members**

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

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

**D. INVOCATION AND PLEDGE OF ALLEGIANCE**

**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. PRESENTATIONS**

2. Annual Financial Audit Report. Presented by: Maria Joyner, Director of Finance
3. Introduce new employees. Presented by Steve Perry, Police Chief
4. Discuss the Langdon Project with Bill Pletch. Presented by: Chief Building Official Blake Moore
5. Savvy Citizen Presentation. Presented by Stacey Hickson, Fire Chief

## G. PUBLIC HEARINGS

6. A. Conduct a public hearing, discuss and consider a request by John Gonzales with RTG Capital for a Rezone from Highway Commercial (HC) to Light Industrial (LI) for Tract 49, 10.4903 acres in the William Gatlin ABST, Tract 18.2, 7.8516 acres in the Thomas Freeman ABST, Tract 48, 5.00 acres in the William Gatlin ABST, commonly addressed as 1300, 904 & 1310 S IH 45.

B. Open Public Hearing & Receive Comment.

7. A. Conduct a public hearing, discuss and consider a request by John Gonzales with RTG Capital for a SUP request to allow "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" in the Light Industrial District for Tract 49, 10.4903 acres in the William Gatlin ABST, Tract 18.2, 7.8516 acres in the Thomas Freeman ABST, Tract 48, 5.00 acres in the William Gatlin ABST, commonly addressed as 1300, 904 & 1310 S IH 45.

B. Open Public Hearing and Receive Comment.

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) AND ALLOWING SPECIFIC USE PERMITS WITHOUT SPECIAL CONDITIONS ON THREE (3) TRACTS OF LAND WITH TRACT 2 CONSISTING OF ±10.4903 ACRES OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, DALLAS COUNTY, TEXAS AND BEING A TRACT OF LAND CONVEYED TO T.S. MILLER LTD., RECORDED IN VOLUME 98237, PAGE 5044, DEED RECORDS, DALLAS COUNTY TEXAS; TRACT 3 CONSISTING OF ±5.000 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; TRACT 4 CONSISTING OF ±7.8516 ACRES OF LAND SITUATED IN THE THOMAS FREEMAN SURVEY, ABSTRACT NO. 453, AND THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, AND SAID TRACT OF LAND BEING A PART OF TRACTS 1 AND 3 IN A WARRANTY DEED CONVEYED TO J.R. Presented by Blake More, Chief Building Official.  
Ordinance 2026-03-1221

8. A. Conduct a Public Hearing, discuss and consider a request by the City of Hutchins for a replat of the Hutchins Addition, Lot 1R Block A, 7.340 tract of land in the Benjamin Matthews Survey ABST NO. 898 located East of N JJ Lemmon Road, North of Kanady Street commonly described as 800 North Denton Street. Presented by Blake Moore, Chief Building Official

B. Open Public Hearing and Receive Comment.

C. Discuss and consider a request by the City of Hutchins for a replat of the Hutchins Addition, Lot 1R Block A, 7.340 tract of land in the Benjamin Matthews Survey ABST NO. 898 located East of N JJ Lemmon Road, North of Kanady Street commonly described as 800 North Denton Street.

- H. **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.*

9. Discuss and consider appointments to the Hutchins Animal Services Advisory Commission.  
Presented by: Cynthia Olguin, City Secretary
10. Discuss and consider a Resolution AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE TERMS AND CONDITIONS OF AN AGREEMENT, BY AND BETWEEN THE CITY OF HUTCHINS AND ECS SOUTHWEST, LLP, IN AN AMOUNT NOT TO EXCEED \$161,065.00, FOR CONSTRUCTION MATERIALS TESTING AND OBSERVATION SERVICES FOR THE CITY'S NEW RECREATION CENTER AND LIBRARY. Presented by Blake Moore, Chief Building Official  
Resolution R2026-03-1332
11. Discuss and consider a Resolution AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE TERMS AND CONDITIONS OF AN AGREEMENT, BY AND BETWEEN THE CITY OF HUTCHINS AND SAFE BUILT TEXAS, LLC, IN AN AMOUNT NOT TO EXCEED \$100,000.00 ANNUALLY, FOR PLAN REVIEWS AND INSPECTION SERVICES ON AN AS-NEEDED BASIS. Presented by Blake Moore, Chief Building Official.  
Resolution R2026-03-1333.
12. Discuss and consider a Resolution APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE TERMS AND CONDITIONS OF A MASTER AGREEMENT BETWEEN THE CITY AND KIMLEY-HORN AND ASSOCIATES, INC. ("KIMLEY HORN") FOR THE (1) SPEED SAFETY STUDY ALONG TROUT DRIVE FROM DOWDY FERRY ROAD TO WINTERGREEN ROAD AND (2) SIGNAL WARRANT ANALYSIS AT TROUT DRIVE AND DOWDY FERRY ROAD. Presented by Steve Perry, Police Chief  
Resolution R2026-03-1334
13. Discuss and consider a Resolution AUTHORIZING MEMBERSHIP IN THE ATMOS CITIES STEERING COMMITTEE; AND AUTHORIZING THE PAYMENT OF FOUR CENTS PER CAPIT TO THE ATMOS CITIES STEERING COMMITTEE TO FUND REGULATORY AND RELATED ACTIVITIES RELATED TO ATMOS ENERGY CORPORATION. Presented by Katherine Lindsey, Assistant to the City Administrator.  
Resolution R2026-03-1335

#### **I. EXECUTIVE SESSION**

14. 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. RECONVENE INTO REGULAR SESSION**

15. 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.

#### **K. ITEMS OF COMMUNITY INTEREST**

16. Keep Hutchins Beautiful Spring Cleanup, Saturday, March 21, 2026, 8:30 a.m. - 12:30 p.m., Valley View Park and MLK Jr. Park.

Planning and Zoning Commission Meeting, Monday, March 23, 2026, 6:00 p.m., Hutchins City Hall - Council Chamber, 400 N. JJ Lemmon Rd., Hutchins.

Annual Easter Egg Hunt, Saturday, March 28, 2026, 1:00 p.m. - 3:00 p.m., Campbell Park, 200 S. Denton St., Hutchins.

R&B Recycle Event hosted by Keep Hutchins Beautiful Board, Saturday, April 25, 2026, Hutchins Event Center, 400 N. JJ Lemmon Rd., 12 p.m. - 2:30 p.m.

**Early Voting by Personal Appearance schedule for the May 2, 2026, General Election.  
Voting Location - 321 N. Main St., Former City Hall Building**

Monday, April 20, 2026	8 am - 5 pm
Wednesday - Friday, April 22 - April 24, 2026	8 am - 5 pm
Saturday, April 25, 2026	7 am - 7 pm
Sunday, April 26, 2026	12 noon - 6 pm
Monday - Tuesday, April 27-28, 2026	7 am - 7 pm

**L. ADJOURN**

**CERTIFICATION**

I certify that a copy of the March 16, 2026, 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.cityofhutchinstx.gov](http://www.cityofhutchinstx.gov), in accordance with Chapter 551 of the Texas Government Code. Posted on Tuesday, March 10, 2026.

*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@cityofhutchinstx.gov](mailto:colguin@cityofhutchinstx.gov).