



CITY OF HUTCHINS CITY COUNCIL WORK SESSION AND REGULAR MEETING MINUTES

**Monday, June 01, 2026 at 6:00 PM
City Hall - Council Chamber, 400 N. JJ Lemmon Road**

A Work Session beginning and a Regular Meeting of the Hutchins City Council was held on Monday, June 1, 2026, at which time the following were 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. Review Proposals for Parks, Recreation, and Special Events Master Plan.

The City Administrator explained the steps and timeline for completing the Parks and Recreation Master Plan. He stressed the importance of selecting a consultant as soon as possible to meet the August 1 grant application deadline. The master plan must be completed before the city can apply for grant funding, and a public hearing will be required before the application is approved.

The City is eligible to apply for a \$750,000 Texas Parks and Wildlife grant. Previously purchased park property will be used as the City's grant match, so no additional City funds will be needed for the match. Staff also discussed plans to continue acquiring land for future parks.

Council discussed ideas for the master plan, including improvements to Campbell Park and the development of a new 45-acre park. Possible amenities included walking trails, bike paths, baseball and softball fields, pickleball courts, an amphitheater, playgrounds, and restrooms. Council also discussed parking, traffic access, flooding concerns, and the need for multiple park entrances.

Staff explained that community surveys in English and Spanish would be conducted to gather public input. Council members agreed that public feedback is important, but final decisions on park improvements will be made by the city.

Council was encouraged to review each consultant's proposal before the next meeting, when a consultant is expected to be selected. Once selected, staff will negotiate a contract and begin work on the master plan.

B. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Mayor Vasquez called the meeting to order at 6:30 p.m. and announced a quorum.

PRESENT

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

ABSENT

Councilmember America Rodriguez

C. INVOCATION AND PLEDGE OF ALLEGIANCE

Councilmember Campbell gave the invocation, and Councilmember Elmore led the pledge of allegiance.

D. CITIZEN COMMENTS –

David Coleman, 111 Willow Grove, spoke regarding authorization for the speed bumps installed on Palestine.

E. PRESENTATIONS

2. Presentation of Donation to The University of North Texas at Dallas. Presented by: Guy Brown, HEDC Executive Director

HEDC Executive Director Brown presented a donation to the University of North Texas at Dallas. The donation was received by Assistant Dean, Dr. Subhro Mitra and Faculty Lecturer, Dr. John Hubbard from the School of Business.

F. PUBLIC HEARINGS

3. A. Conduct a public hearing for a request Tom Straight with Pavilion Construction representing the property owner Eric Evangelista with Volunteers of America for a text amendment to the Zoning Ordinance Section 32, Table 32.6 to allow a Rehabilitation Care Facility (Halfway House) in the Light Industrial (LI) District by Specific Use Permit for the property located West of Vanderbilt Road and East of Carpenter Road more commonly described as 800 West Wintergreen Road

Building Official Blake Moore presented the request from Volunteers of America Texas for a Specific Use Permit (SUP) to allow a rehabilitation care facility in the Light Industrial (LI) zoning district at 800 W. Wintergreen Road.

Staff explained that the facility has operated at the location since 1989, but changes to the zoning ordinance made it legal nonconforming use. The requested SUP would allow the facility to remain in compliance and expand the building by approximately 2,700 square feet. The addition includes offices, restrooms, a conference room, and staff support space. No additional housing is proposed. Staff also noted that the Planning and Zoning Commission recommended approval.

Representatives from Volunteers of America stated that the expansion is only for staff offices and support space and will not increase the number of residents at the facility. They also offered to agree to a condition that the new space could not be converted into housing in the future.

Council members asked questions about the expansion, the length of time residents stay at the facility, and the services provided after they leave. Volunteers of America explained that most residents stay three to six months and continue receiving counseling, job assistance, and other support services after completing the program.

B. Open the Public Hearing and receive comments.

Mayor Vasquez opened the public hearing at 6:50.

There were no registered speakers. Mayor Vasquez closed the public hearing at 6:59 p.m.

- C. Discuss and consider and Ordinance 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 REHABILITATION CARE FACILITY (HALFWAY HOUSE) ON LAND ZONED LIGHT INDUSTRIAL ("LI") CONSISTING OF ±0.1446 ACRES OF LAND, SITUATED IN THE STEPHEN C. ATTERBURY SURVEY, ABSTRACT NO. 15, CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, MORE COMMONLY KNOWN AS 800 WEST WINTERGREEN ROAD, HUTCHINS, DALLAS COUNTY, TEXAS.
Ordinance 2026-06-1223**

Councilmember Odom made a motion seconded by Councilmember Campbell to approve Ordinance 2026-06-1223 with the condition that the facility does not exceed the current occupancy and capacity. The vote resulted in a 2-2 tie vote. Mayor Vasquez cast his vote in favor of the motion. The motion carried 3-2.

For: Demarcus Odom, Brenda Campbell, Mario Vasquez

Against: Steve Nichols, Raymond Elmore.

- 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.*

- 4. Discuss and consider Resolution No. R2026- APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE TERMS AND CONDITIONS OF AN AGREEMENT BY AND BETWEEN THE CITY OF HUTCHINS AND _____ FOR PROFESSIONAL SERVICES TO LEAD THE CREATION OF THE PARKS, RECREATION, AND SPECIAL EVENTS MASTER PLAN IN AN AMOUNT NOT TO EXCEED \$175,000; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by Katerine Lindsey, Assistant to the City Administrator.
Resolution R2026-06-1344**

No action. At the request of Councilwoman Rodriguez, the item was postponed until the June 8 council meeting.

H. EXECUTIVE SESSION

- 5. 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.**

Mayor Vasquez moved the council into Executive Session at 6:59 p.m.

I. RECONVENE INTO REGULAR SESSION

- 6. 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.

The council reconvened the Regular Session at 7:19 p.m. No action taken.

J. ITEMS OF COMMUNITY INTEREST

7. City Secretary Olguin announced the items of community interest.

K. ADJOURN

Councilmember Rodriguez made the motion, seconded by Councilmember Odom, to adjourn the meeting at 6:45 p.m. All in favor, the motion passed.

PASSED AND APPROVED BY HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON THE 20th DAY OF JULY 2026.

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary