



CITY OF HUTCHINS WORK SESSION AND CITY COUNCIL MEETING MINUTES

**Monday, August 03, 2026 at 5:30 PM
City Hall - Council Chamber, 400 N. JJ Lemmon Road**

A Work Session and a Regular Meeting of the Hutchins City Council was held on Monday, August 3, 2026, at Hutchins City Hall Council Chambers.

A. WORK SESSION

1. 2026-2027 Proposed Budget. Presented by: Maria Joyner, Director of Finance

Mayor Vasquez opened the Work Session at 5:37 p.m.

Director of Finance Maria Joyner presented an overview of the proposed 2026–2027 General Fund budget, including taxable values, the proposed property tax rate of \$0.620845 per \$100 of taxable value, lower than the current rate of \$0.657, revenues, expenditures, fund balance, and major budget drivers. Council discussed the impact of increased health insurance costs, the proposed 4% COLA, street improvement needs, and departmental capital requests.

Council also discussed the Public Works Department's capital request, which includes two F-350 trucks, an F-250 truck, and a woodchipper. Council questioned the need and cost of the requested vehicles and requested additional information and justification from the Public Works Director at the August 17 budget work session.

Staff will provide additional information on capital projects and other funds at the August 17 budget work session. No final budget action was taken.

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
Councilmember Raymond Elmore
Councilmember Brenda Campbell
Councilmember Demarcus Odom

ABSENT

Mayor Pro Tem Steve Nichols
Councilmember America Rodriguez

C. INVOCATION AND PLEDGE OF ALLEGIANCE

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

D. CITIZEN COMMENTS – None.

E. PRESENTATIONS

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

Illumination Fireworks presented a proposal for a 12–15-minute fireworks show. The company would handle the permits, Fire Department coordination, setup, firing, music synchronization, and cleanup. They also offered to provide a digital preview of the fireworks display.

The cost is about \$1,190 per minute. The proposed display would use fireworks up to 2 inches and be located about 600–700 feet from the audience, which the representative said is a good distance for the show.

Council asked about fire hazards and cleanup. The company said there would be an active fire watch throughout the show and coordination with the Fire Department. The crew would clean up wiring, foil, and other non-biodegradable debris. Some small pieces of cardboard, paper, and clay may remain but are biodegradable. The company has \$5 million in liability insurance.

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

Building Official Blake Moore presented the item and gave a brief summary on the request for voluntary annexation.

B. Open Public Hearing and receive comments.

Mayor Vasquez opened the public hearing at 6:42.

There were no registered speakers. Mayor Vasquez closed the public hearing at 6:43 p.m.

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

Councilmember Elmore made a motion seconded by Councilmember Odom to approve Ordinance 2026-08-1224. All in favor, the motion passed.

For: Demarcus Odom, Brenda Campbell, Raymond Elmore.

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

Building Official Blake Moore presented the item and gave a brief summary on the request for rezoning.

B. Open Public Hearing and receive comments.

Mayor Vasquez opened the public hearing at 6:47.

There were no registered speakers. Mayor Vasquez closed the public hearing at 6:48 p.m.

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

Councilmember Odom made a motion seconded by Councilmember Elmore to approve Ordinance 2026-08-1225. All in favor, the motion passed.

For: Demarcus Odom, Brenda Campbell, Raymond Elmore.

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**

Building Official Blake Moore presented the item and gave a summary on the request for the SUP. Robert Gundy, representing RTG Capital, was available for questions from council.

B. Open the Public Hearing and receive comments.

Mayor Vasquez opened the public hearing at 6:51.

There were no registered speakers. Mayor Vasquez closed the public hearing at 6:52 p.m.

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**

Councilmember Odom made a motion seconded by Councilmember Elmore to approve Ordinance 2026-08-1226. All in favor, the motion passed.

For: Demarcus Odom, Brenda Campbell, 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.*

**6. Discuss and consider a Resolution authorizing the City Administrator to negotiate and execute an agreement for Christmas fireworks show. Presented by Katherine Lindsey
Resolution R2026-08-1349**

Councilmember Odom made a motion seconded by Councilmember Elmore to approve Resolution R2026-08-1349 authorizing the City Administrator to negotiate and execute an agreement with Pyrotechnico Fireworks. All in favor, the motion passed.

For: Demarcus Odom, Brenda Campbell, Raymond Elmore.

**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**

Councilmember Odom made a motion seconded by Councilmember Elmore to approve Resolution R2026-08-1350. All in favor, the motion passed.

For: Demarcus Odom, Brenda Campbell, Raymond Elmore.

8. Consideration and Action regarding proposed FY 2026-2027 Tax Rate and Notice of Public Hearing. Presented by: Maria Joyner, Director of Finance

Councilmember Odom made a motion seconded by Councilmember Campbell that we move that the City of Hutchins propose to adopt our Fiscal Year 2027 Total Tax Rate of 0.620845, which is higher than the Fiscal Year 2026 No New Revenue Tax Rate Of 0.541619, to call for a public hearing, the public hearing to be held on September 8, 2026, at 6:30 P.M. Further, a record vote on the tax rate adoption will be held on September 8, 2026, at 6:30 P.M., our meeting will be held in the Hutchins City Hall Council Chambers at 400 North JJ Lemmon Road Hutchins Texas 75141

For: Demarcus Odom, Brenda Campbell, Raymond Elmore.

**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**

Councilmember Elmore made a motion seconded by Councilmember Campbell to approve Resolution R2026-08-1351. All in favor, the motion passed.

For: Demarcus Odom, Brenda Campbell, Raymond Elmore.

H. ITEMS OF COMMUNITY INTEREST

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

I. ADJOURN

The meeting adjourned at 7:08 p.m.

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

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary