



CITY OF HUTCHINS CITY COUNCIL MEETING MINUTES

**Monday, October 20, 2025 at 6:30 PM
City Hall, 321 N. Main Street**

A Regular Meeting of the Hutchins City Council was held on Monday, October 20, 2025, at 6:30 p.m. at Hutchins City Hall Council Chambers, 400 N. JJ Lemmon Rd., Hutchins, Texas, at which time the following items were discussed and considered.

A. 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 Brenda Campbell
Councilmember Raymond Elmore
Councilmember Demarcus Odom

ABSENT

Councilmember America Rodriguez

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Councilmember Campbell gave the Invocation and Councilmember Elmore led the Pledge of Allegiance.

C. WORK SESSION

1. Branderia, Inc. Workshop Presentation Presented by: Beth Owens

City Secretary Olguin announced that this item is postponed until the November 3, 2025, council meeting.

D. CITIZEN COMMENTS - None

E. PUBLIC HEARINGS

- 2. A. Discuss and consider rezoning by Mario Salinas of MDB and Celeste Madrigal who are the owners of A 36.75 ACRE TRACT OF LAND SITUATED IN THE THOMAS J. WAMPLER SURVEY, ABSTRACT NUMBER 1538, AND THE BENJAMIN MATHEW SURVEY, ABSTRACT NUMBER 989 DALLAS COUNTY, TEXAS AND BEING PART OF THAT 39.82 TRACT OF LAND CONVEYED TO ELENO MADRIGAL, TRUSTEE OF THE MADRIGAL TRUST UNDER INSTRUMENT NUMBER 201300323523 IN THE OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: Presented by: Blake Moore**

Building Official Blake Moore presented the item and addressed questions from the City Council. Mario Salinas of MDB Architects, representing the property owner, provided a brief overview of the proposed residential development, which includes 135 buildable lots of approximately 7,000 square feet each. The homes will range in size from 1,800 to 2,200 square feet and will be constructed of all brick and mortar. The development plan also designates two areas for park space.

B. Open Public Hearing and Receive Comment.

Mayor Vasquez opened the public hearing at 6:38 p.m. No one was registered to speak, and the hearing was closed at 6:39 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 TOWN CENTER DISTRICT (TC) TO SINGLE-FAMILY RESIDENTIAL-7 (SF-7) ON 36.75± ON ±29.980 ACRE TRACT OF LAND SITUATED IN THE IN THE THOMAS J WAMPLER SURVEY, ABSTRACT NO. 1538, AND THE BENJAMIN MATHEW SURVEY, ABSTRACT NO. 989, CITY OF HUTCHINS, COUNTY OF DALLAS, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”; Presented by Blake Moore, Building Official

Ordinance 2025-10-1216

Councilmember Nichols made the motion, seconded by Councilmember Odom, to approve Ordinance 2025-10-1216. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore,
Voting Nay:

F. 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.*

3. Discuss and consider a Resolution AUTHORIZING THE EXECUTION OF A CONGREGATE MEALS AGREEMENT WITH THE VISITING NURSES ASSOCIATION OF TEXAS FOR THE TIME PERIOD OF OCTOBER 1, 2025, THROUGH SEPTEMBER 30, 2026. Presented by Wanda Randle
Resolution R2025-10-1288

Councilmember Elmore made the motion, seconded by Councilmember Campbell, to approve Resolution R2025-10-1288. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore
Voting Nay:

4. Discuss and consider a Resolution AUTHORIZING THE EXECUTION OF A TITLE III FEDERAL SERVICE AGREEMENT WITH THE DALLAS AREA AGENCY ON AGING FOR THE TIME PERIOD OF OCTOBER 1, 2025, THROUGH SEPTEMBER 30, 2026. Presented by Wanda Randle
Resolution R2025-10-1289

Councilmember Nichols made the motion, seconded by Councilmember Campbell, to approve Resolution R2025-10-1289. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore
Voting Nay:

**5. Discuss and consider a Resolution ratifying amendments to the City's Title VI Non-Discrimination Plan. Presented by Cynthia Olguin, City Secretary
Resolution R2025-10-1290**

Councilmember Campbell made the motion, seconded by Councilmember Odom, to approve Resolution R2025-10-1290. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore
Voting Nay:

6. Discuss and consider an official ballot for election of the Region 13 director of TML Board of Directors. Presented by Cynthia Olguin

Councilmember Nichols made the motion, seconded by Councilmember Elmore, to nominate Stanley Jaglowski to the TML Board of Directors. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore
Voting Nay:

7. Discuss and consider purchase of Speakers for Station 2 Alerting System. Presented by: Matthew Lehmann, EMS Captain

Councilmember Nichols made the motion, seconded by Councilmember Elmore, to approve the purchase of speakers for the Station 2 Alerting System. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore
Voting Nay:

**8. Discuss and consider an Ordinance OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 12 TITLED "TRAFFIC AND VEHICLES" BY AMENDING DIVISION 2 TITLED "SPEED LIMITS" BY AMENDING SECTION 12.03.035 TITLED "SPEED LIMIT ON SPECIFIC STREETS AND ROADS" TO AMEND THE PRIMA FACIA SPEED LIMIT ON LANCASTER-HUTCHINS ROAD. Presented by Steve Perry
Ordinance 2025-10-1217**

Councilmember Odom made the motion, seconded by Councilmember Elmore, to approve Ordinance 2025-10-1217. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore
Voting Nay:

**9. Discuss and consider a Resolution approving an Event Center Rental Policy. Presented by: Karen Steward, HR Director
Resolution R2025-10-1291**

Councilmember Nichols made the motion, seconded by Councilmember Campbell, to approve Resolution R2025-10-1291. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore
Voting Nay:

**10. Discuss and consider an Ordinance Amending Appendix A “Fee Schedule” by adding a new Section A1.010 Title Event Center Fees. Presented by Karen Steward, HR Director
Ordinance 2025-10-1218**

Councilmember Nichols made the motion, seconded by Councilmember Campbell, to approve Ordinance 2025-10-1218. All in favor, the motion carried 3 -1.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols
Voting Nay: Raymond Elmore

G. EXECUTIVE SESSION

11. 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 7:04 p.m.

H. RECONVENE INTO REGULAR SESSION

12. 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 into Regular Session at 7:16 p.m.

Councilmember Nichols made the motion seconded by Councilmember Elmore to authorize the city administrator to negotiate and execute a purchase and sale agreement for the purchase (1) a 0.09 acre tract of land, (2) a 0.06 acre tract of land, and (3) a 0.15 acre tract of land (collectively, 0.3 acres) in fee simple, all three acquisitions being out of the Thomas Freman Survey, Abstract No. 453, and being out of Subdivision 7 of Division 6, City of Hutchins, Dallas County, Texas in consideration of a purchase price of \$142,500.00, plus payment of all related closing costs. The city administrator is further authorized to execute on behalf of the City such additional closing documents as may be required by such agreement and the title company as necessary to close this transaction. All in favor, the motion carried.

Voting Yea: Demarcus Odom, Brenda Campbell, Steve Nichols, Raymond Elmore
Voting Nay:

I. ITEMS OF COMMUNITY INTEREST

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

J. ADJOURN

Councilmember Elmore made the motion, seconded by Councilmember Nichols, to adjourn the meeting at 7:18 p.m. All in favor, the motion passed.

PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON THE 3rd DAY OF NOVEMBER 2025.

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary