

**CITY OF HUTCHINS  
ORDINANCE NO. 2025-08-1209**

**AN ORDINANCE OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF HUTCHINS, TEXAS; APPROVING A CHANGE IN ZONING FROM LOGISTICS PORT B (LPB) TO PORT INDUSTRIAL (PI) ON ±29.980 ACRE TRACT OF LAND; SAID TRACT BEING PART OF A TRACT OF LAND SITUATED IN THE JOHN R. FONDREN SURVEY, ABSTRACT NO. 461, AND THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, CITY OF HUTCHINS, COUNTY OF DALLAS, TEXAS, BEING A PORTION OF A CALLED 42.73 ACRE TRACT OF LAND DESIGNATED AS “PARCEL 8” AND A CALLED 43.06 ACRE TRACT OF LAND DESIGNATED AS “PARCEL 31”, IN THE SPECIAL WARRANTY DEED TO WHL DALLAS 45 LLC, RECORDED IN INSTRUMENT NO. 201100339298, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”; PROVIDING A CONFLICTS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Hutchins, Texas and the City Council of the City of Hutchins, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Hutchins, Texas is of the opinion and finds that said zoning change should be granted and that the Comprehensive Zoning Ordinance and Map should be amended;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS:**

**SECTION 1.** That the Comprehensive Zoning Ordinance and Map of the City of Hutchins, Texas, be and the same are hereby amended to grant a change in zoning from Logistics Port B (LPB) to Port Industrial (PI) on ±29.980 acre tract of land situated in the in the John R. Fondren Survey, Abstract No. 451, and the William Gatlin Survey, Abstract No. 499, City of Hutchins, Dallas County, Texas; being a portion of a called 42.73 acre tract of land designated as “Parcel 8” and a called 43.06 acre tract of land designated as “Parcel 31”, in the Special Warranty Deed to WHL Dallas 45 LLC, recorded in Instrument No. 201100339298, Official Public Records, Dallas County, Texas; and being more particularly described in Exhibit “A”.

**SECTION 2.** That the Property shall be developed and used in accordance with the development regulations as established under the Comprehensive Zoning Code for Port Industrial (“PI”).

**SECTION 3.** That the property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Hutchins, Texas, as heretofore amended, and as amended herein; and which is hereby approved.

**SECTION 4.** That, to the extent of any irreconcilable conflict with the provisions of this ordinance and other ordinances of the City of Hutchins governing the use and development of the Property and which are not expressly amended by this ordinance, the provisions of this ordinance shall be controlling.

**SECTION 5.** That all provisions of the Ordinances of the City of Hutchins, Texas, in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the Ordinances of the City of Hutchins, Texas, not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**SECTION 6.** That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal, or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 7.** An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Ordinances of the City of Hutchins, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

**SECTION 8.** That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Hutchins, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 9.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provides.

**IT IS ACCORDINGLY SO ORDAINED.**

**DULY PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS ON THIS THE 18<sup>TH</sup> DAY OF AUGUST 2025.**

**CITY OF HUTCHINS, TEXAS**

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Mario Vasquez, Mayor

**ATTEST:**

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Cynthia Olguin, City Secretary

**APPROVED AS TO FORM:**

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Joseph J. Gorfida Jr., City Attorney  
(08-01-2025: 4929-5057-6985, v. 1)

## EXHIBIT "A"

### Description

#### EXHIBIT A ZONING DESCRIPTION

JOHN R. FONDREN SURVEY, ABSTRACT NO. 461  
WILLIAM GATLIN SURVEY, ABSTRACT NO. 499  
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

#### PROPERTY DESCRIPTION

**BEING** a tract of land situated in the John R. Fondren Survey, Abstract No. 461 and the William Gatlin Survey, Abstract No. 499, City of Hutchins, Dallas County, Texas, and being a portion of a called 42.73 acre tract of land designated as "Parcel 8" and a called 43.06 acre tract of land designated as "Parcel 31", in the Special Warranty Deed to WHL Dallas 45 LLC, recorded in Instrument No. 201100339298, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the north corner of Lot 1, Block A, Biagi Wintergreen Addition, an addition to the City of Hutchins, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201700221766, Official Public Records, Dallas County, Texas, and the east corner of a 125-foot Rail Easement described in the Easement Deed to Union Pacific Railroad Company, recorded in Instrument No. 201600357675, as amended in Instrument No. 202500078195, Official Public Records, Dallas County, Texas, being in the northeast line of said Parcel 8;

**THENCE** with the common line of said 48.145 acre tract and said 125-foot Rail Easement, South 59°20'03" West, a distance of 933.64 feet to a point for corner in the Zoning Boundary Line between Logistics Port B and Port Industrial Zones;

**THENCE** along said Zoning Boundary Line, North 30°23'23" West, a distance of 1,308.65 feet to a point for corner in the common line of said Parcel 31 and a called 43.05 acre tract of land designated as "Parcel 30" in the Special Warranty Deed to DLH Logistics LLC, recorded in Instrument No. 201700256958, Official Public Records, Dallas County, Texas;

**THENCE** with the common line of said Parcels 31 and 30, South 89°57'00" East, a distance of 276.62 feet to a 1/2-inch iron rod found for the northeast corner of said Parcel 31, the most southerly southeast corner of said Parcel 30, and being in the southwest line of said Parcel 8;

**THENCE** with the common line of said Parcels 8 and 30, the following courses and distances:

North 30°59'31" West, a distance of 286.95 feet to a 3/4-inch iron rod found for the west corner of said Parcel 8, and an interior ell corner of said Parcel 30;

#### NOTES:

Bearings are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

This description was prepared based on an ALT/ANSPS Land Title Survey of the same dated 06/27/2025.

**Kimley»Horn**

301 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102

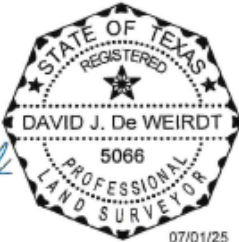
FIRM # 10194040

Tel. No. (817) 335-8511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JWW	DJD	July 2025	061311004	1 OF 3

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## EXHIBIT "A"

EXHIBIT A ZONING DESCRIPTION																	
JOHN R. FONDREN SURVEY, ABSTRACT NO. 461 WILLIAM GATLIN SURVEY, ABSTRACT NO. 499 CITY OF HUTCHINS, DALLAS COUNTY, TEXAS																	
PROPERTY DESCRIPTION																	
North 59°43'20" East, a distance of 699.59 feet to a 5/8-inch iron rod with red plastic cap (stamping illegible) found for the north corner of said Parcel 8, and being in the southwest line of Southeast Water Treatment Plant, an addition to the City of Hutchins, according to the plat thereof recorded in Volume 93023, Page 3743, Deed Records, Dallas County, Texas;																	
THENCE with the common line of said Parcel 8 and the Southeast Water Treatment Plant Addition, South 30°19'45" East, a distance of 1,373.77 feet to the south corner of said Southeast Water Treatment Plant Addition;																	
THENCE with the common line of said Parcel 8 and said 125-foot Rail Easement, South 30°24'18" East, a distance of 75.80 feet to the <b>POINT OF BEGINNING</b> and containing a computed area of 29.980 acres of land.																	
NOTES:																	
Bearings are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.																	
This description was prepared based on an ALTA/NSPS Land Title Survey of the same dated 06/27/2025.																	
		<b>Kimley»Horn</b> 801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 325-5511 www.kimley-horn.com															
DAVID J. De WEIRDT REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066		<table border="1"><thead><tr><th>Scale</th><th>Drawn by</th><th>Checked by</th><th>Date</th><th>Project No.</th><th>Sheet No.</th></tr></thead><tbody><tr><td>N/A</td><td>JJW</td><td>DJD</td><td>July 2025</td><td>061311004</td><td>2 OF 3</td></tr></tbody></table>				Scale	Drawn by	Checked by	Date	Project No.	Sheet No.	N/A	JJW	DJD	July 2025	061311004	2 OF 3
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