

**CITY OF HUTCHINS, TEXAS  
ORDINANCE NO. 2024-12-1202**

**AN ORDINANCE OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 14 TITLED “ZONING” BY AMENDING EXHIBIT 14B TITLED “ZONING TEXT AMENDMENTS” BY AMENDING PART III TITLED “PORT INDUSTRIAL DISTRICT” BY AMENDING SECTION 3 TITLED “HEIGHT REGULATIONS” BY AMENDING PARAGRAPH A TITLED “MAXIMUM BUILDING HEIGHT”; 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 (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Planning and Zoning Commission of the City of Hutchins and the governing body of the City of Hutchins in compliance with the laws of the State of Texas, and the ordinances of the City of Hutchins, have given requisite notice by publication and otherwise, and after holding due hearings and affording 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 in the exercise of its legislative discretion have concluded 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 City of Hutchins Code of Ordinances is hereby amended by amending Chapter 14 titled “Zoning” by amending Exhibit 14B titled “Zoning Text Amendments” by amending Part III titled “Port Industrial District” by amending Section 3 titled “Height Regulations” by amending Paragraph A titled “Maximum Building Height”, to read as follows:

**“CHAPTER 14 B    ZONING TEXT AMENDMENTS**

...

**Part III        Port Industrial District**

...

**AMEND SECTION 3, PARAGRAPH A:**

**§ 3        Height Regulations**

**A.**    Maximum Building Height. The maximum height of any building within the PI Subdistrict shall be ~~one hundred ten (110) feet~~ **one hundred forty (140) feet**, as measured from the

average elevation of the finished grade along the front of the building to the highest point of the roof of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.

**SECTION 2.** To the extent of any irreconcilable conflict with the provisions of this ordinance and other ordinances of the City of Sachse 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 3.** That all provisions of the ordinances of the City of Hutchins 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 not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 4.** That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same 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 5.** An offense committed before the effected date of this ordinance is governed by the prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 6.** 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 (\$2,000.00) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 7.** 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 provide.

**IT SO ACCORDINGLY ORDAINED.**

**DULY PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS ON THIS THE 9TH DAY OF NOVEMBER 2024.**

APPROVED:

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Mario Vasquez, Mayor

APPROVED AS TO FORM:

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Joseph J. Gorfida Jr., City Attorney  
(12-03-2024: 4901-8242-2531, v. 1)

ATTEST:

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Cynthia Olguin, City Secretary