

**CITY OF HUTCHINS  
ORDINANCE NO. 2024-09-1195**

**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 126’ FOOT TALL ANTENNA (COMMERCIAL) ON LAND ZONED LIGHT INDUSTRIAL (“LI”) CONSISTING OF ±81.76 ACRES OF LAND, SITUATED IN THE U. WUTHRICK SURVEY, ABSTRACT NO. 1518, CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, MORE COMMONLY KNOWN AS 1005 IH 20, HUTCHINS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO; PROVIDING FOR THE APPROVAL OF THE PROPOSED SITE PLAN ATTACHED HERETO AS EXHIBIT “B”; 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 City Council of the City of Hutchins, in compliance with the laws of the State of Texas, with references to the granting of zoning classification 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; the said governing body is of the opinion that the Specific Use Permit zoning application should be approved; and, in the exercise of legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Map of the City of Hutchins 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 by granting a Specific Use Permit (“SUP”) to allow a 126’ Antenna (Commercial) on land zoned Light Industrial (“LI”) consisting of ±81.76 acres of land, situated in the U. Wuthrick Survey, Abstract No. 1518, City of Hutchins, Dallas County, Texas, more commonly known as 1005 IH 20, Hutchins, Dallas County, Texas, (the “Property”) and being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes.

**SECTION 2.** That the Property shall be developed and used in accordance with the development regulations for Light Industrial (“LI”) as established in Section 28 of the Hutchins Zoning Code, with the following special conditions:

- A. Site Plan. The Property shall be developed and used substantially in accordance with the Site Plan attached hereto as Exhibit “B” which is hereby approved.

- B. Height. The Antenna (Commercial) shall not exceed 126' in height.
- C. Driveway. Access to the Antenna (Commercial) may be accomplished by the existing gravel driveway.
- D. Setback. Rear setback requirements are waived.

**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.

**DULY PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS ON THIS THE 16th DAY OF SEPTEMBER 2024.**

APPROVED:

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Mario Vasquez, Mayor

APPROVED AS TO FORM:

ATTEST:

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Joseph J. Gorfida Jr., City Attorney  
(cgm:09-04-2024: 4881-1716-8794, v. 1)

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Cynthia Olguin, City Secretary

**Exhibit "A"**  
**Property Description**

**1005 IH 20, Hutchins, TX**

BEING a 4,691,572 square feet or a 107.704 acre tract of land, situated in U. Wuthrick Survey, Abstract No. 1518, City of Hutchins, Dallas County, Texas, and being part of a tract of land conveyed to Diann Tessman Slaton by Gift Warranty Deed recorded on October 17, 1996, said tract described in deed to Montell O. Tessman recorded in Volume 941 19, Page 4890, Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a set 5/8 inch iron rod for a corner at the intersection of the southeast line of Interstate Highway 20 (LBJ Freeway, a variable width right of way) with the northeast line of the H&T Railroad right of way (a 100 foot right of way);

THENCE, the following courses and distances with the southeast line of IH 20:

N 58° 47' 59" E, a distance of 274.09 feet to a point:

N 51° 26' 24" E, a distance of 1,210.20 feet to a found TXDOT right of way monument for a corner;

N 58° 47' 59" E, a distance of 1,098.28 feet to a found TXDOT right of way monument for a corner;

N 50° 58' 14" E, a distance of 43.76 feet to a found TXDOT right of way monument for a corner;

N 58° 47' 59" E, a distance of 2,600.00 feet to a found TXDOT right of way monument for a corner;

N 66° 07' 34" E, a distance of 352.88 feet to a found TXDOT right of way monument for a corner;

N 60° 00' 02" E, a distance of 1,056.59 feet to a point for a corner;

N 67° 49' 37" E, a distance of 679.20 feet to a point for a corner, said point being the northwest corner of a called 6.0 acre tract of land conveyed by the City of Hutchins by deed recorded in Volume 4473 Page 440, Deed Records of Dallas County, Texas;

THENCE, S 57° 52' 26" E, departing the southeast line of Interstate Highway 20 and with the southwest line of the 6.0 acre tract, a distance of 604.27 feet to a set 5/8 inch iron rod for a corner at the southwest corner of the said 6.0 acre tract southwest corner of the said 6.0 acre tract and in the northwest line of a called 109.60 acre tract conveyed to Moore Industrial Disposal by deed recorded in Deed Records, Dallas County, Texas;

THENCE, S 59° 33' 05" W, passing a called distance of 1017.28 feet the northwest corner of the said 109.60 acre tract and the northeast line of Langdon Drive (a variable width right of way), continuing with the northwest line of Langdon Drive, in all a distance of 7,953.67 feet to a set 5/8 inch iron rod for a corner at the intersection of the northwest line of Langdon Drive with the northeast line of the above said H&T Railroad right of way;

THENCE, N 26° 37' 14" W, departing the northwest line of Langdon Drive and wit the northeast line of the said H&T Railroad right of way, a distance of 400.59 feet to the Point of Beginning.

**Exhibit “B”  
Site Plan**

## ZONING INFORMATION

## ZONING INFORMATION



POSITIONAL ACCURACY: 0.02 FEET (HORIZONTAL) 0.73 FEET (VERTICAL)  
TYPE OF EQUIPMENT: CARLSON B997 BASE AND ROVER DUAL FREQUENCY  
TYPE OF CHASSIS FIELD EQUIPMENT: ONLINE POSITION USER SERVICE  
DATES OF SURVEY: 05/01/2024  
DATUM / EPOCH: NAD 83/2011(EPOCH: 2010.0000)  
PUBLISHED / FIELD CONTROL USE: N/A  
2D/3D MODEL: 18  
COMBINED GRID FACTORS: 0.999987655 (CENTERED ON THE CHASSIS BASE POINT AS SHOWN HEREON)  
CONVERGENCE ANGLE: 0.98676833  
CHECK-POINTS USED: 071749 071845 073838



40GD'

SC,,..... 1"=4000· (11X17;  
1" 2000· (22)3·11

[illegible]

ATC SITE NUMBER:

**ATC Site NAME:**

STRELOCTDR-  
C0186C-TX

Lit. RICH WUTHRICH SUAVEY, ABSTRACT NO. 1518  
9fTc ADDRESS: 1005 INTERSTATE HtGHWAY 20  
HUTCHINS, CwILAS COUNTY, TX 75141



I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION. THE HORIZONTAL DATUM (COORDINATES) ARE IN THE TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE EXPRESSED AS DEGREES, MINUTES AND SECONDS, TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE DETERMINED TO THE NEAREST 1000.

U.S. G.S.: 11 : Cl 9 79

**SURVEY BY:**  
**POINT TO POINT**  
**LAND SURVEYORS**  
100 GOVERNORS TRACE, STE. 103  
PEACHTREE CITY, GA 30269  
(P) (678) 565-4440  
(F) (678) 565-4497  
• [www.pointtopointsurvey.com](http://www.pointtopointsurvey.com)  
PDP 09 00 242615X

DRAWN BY:	Ajr
APPROVED BY:	JK1.
DATE DRAWN:	06/07
ATC JOB NO:	211tlIG4

\*RAWLAND  
ALTA SURVEY

SHEET NUMBER

**V-101**  
SHEET 1 OF 2

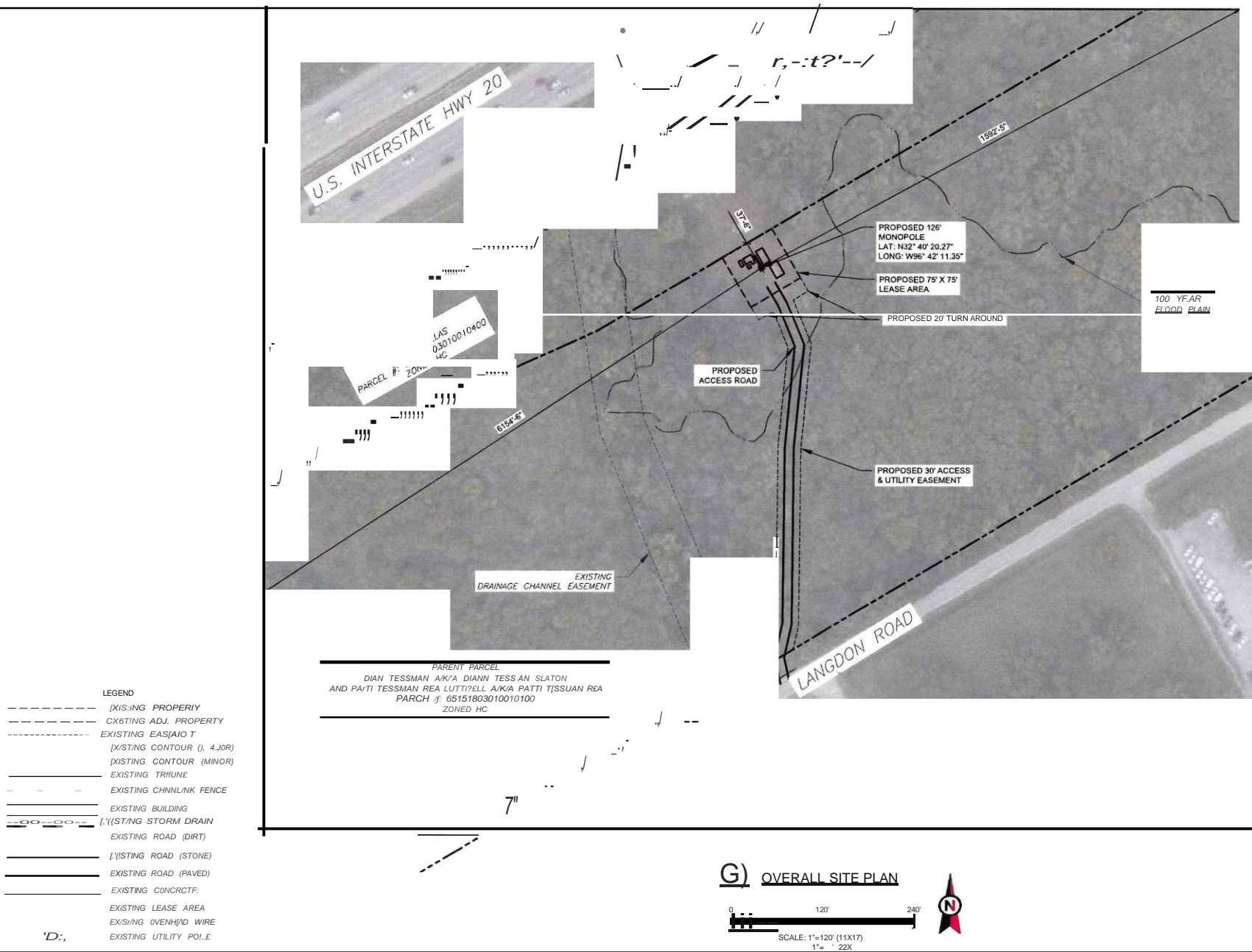
REVISION.

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**AMERICAN TOWER**  
ATC TOWER SERVICES, LLC  
1 FENTON MAIN STREET  
SUITE 300  
CARY, NC 27511  
PHONE: (919) 468-0112  
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE.

**FOR REFERENCE**

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REV.	DESCRIPTION	BY	DATE
1	PRELIM	JFL	06/13/24
2	ADD TURNAROUND	JM	07/17/24

ATC SITE NUMBER:  
**211934**

ATC SITE NAME:  
**STRELO CTRD-C0186C-TX**

SITE ADDRESS:  
TBD  
HUTCHINS, TX 75141-0001

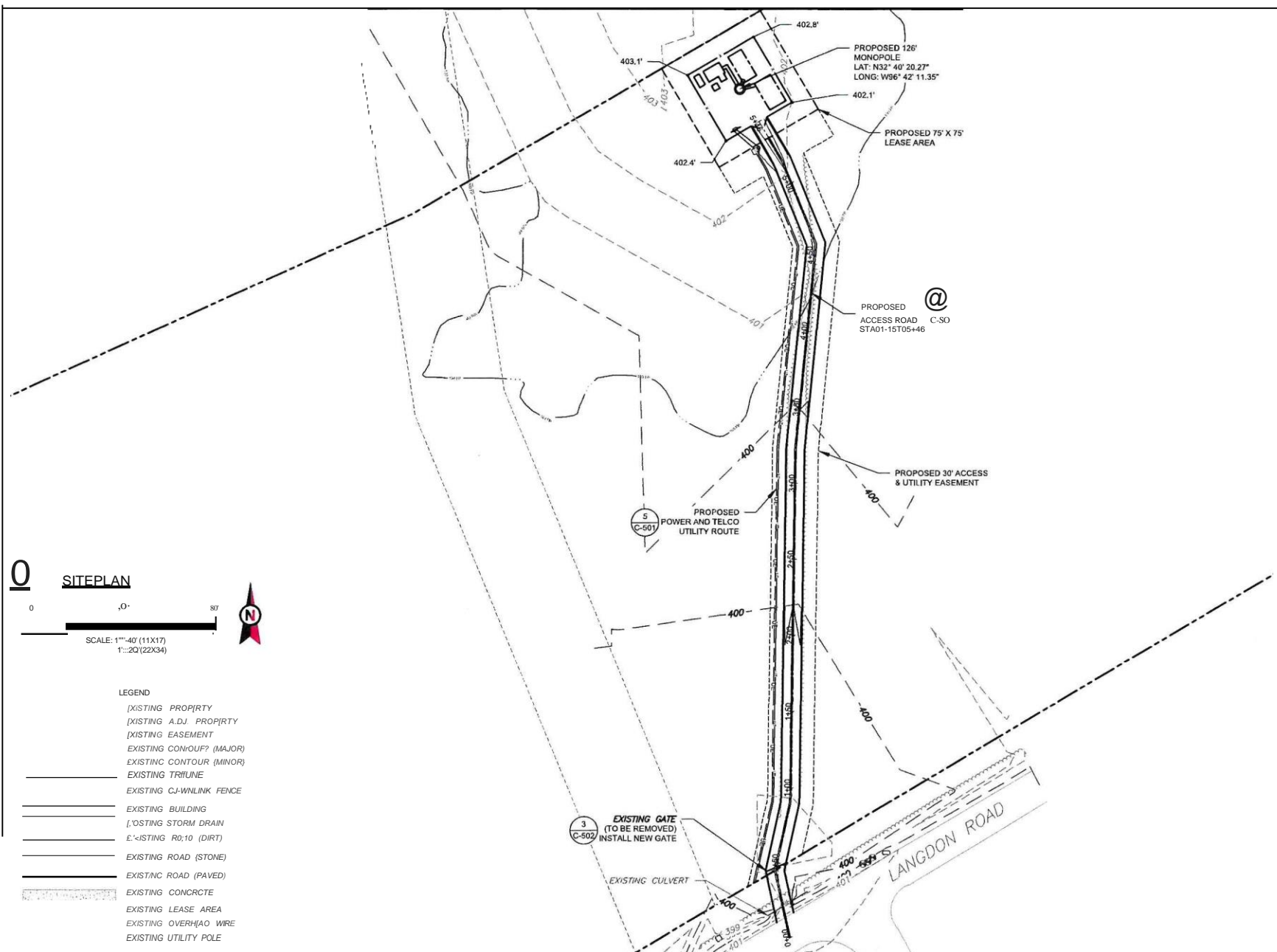
**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

DATE DRAWN:	06/13/24
ATC JOB NO:	14869435_D6
OPS JOB NO:	14163588
ATC LEGACY#:	410245

**OVERALL SITE PLAN**

SHEET NUMBER: **C-101**

REVISION: **B**



**AMERICAN TOWER**  
ATC TOWER SERVICES, LLC  
1 FENTON MAIN STREET  
SUITE 100  
CARY, NC 27511  
PHONE: (919) 468-0112  
COA: F.11274

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REV.	DESCRIPTION	BY	DATE
1	ISSUED FOR PERMITTING	EN	06/13/24
2	ISSUED FOR CONSTRUCTION	EN	06/13/24
3	ISSUED FOR CONSTRUCTION	EN	06/13/24
4	ISSUED FOR CONSTRUCTION	EN	06/13/24
5	ISSUED FOR CONSTRUCTION	EN	06/13/24
6	ISSUED FOR CONSTRUCTION	EN	06/13/24

ATC SITE NUMBER:  
**211934**  
ATC SITE NAME:  
**STRELO CTR-C0186C-TX**  
SITE ADDRESS:  
TBD  
HUTCHINS, TX 75141-0001

SEAL:  
**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

DATE DRAWN: 06/13/24  
ATC JOB NO: 14869435.0C  
OPS JOB NO: 14163588  
ATC LEGACY#: 410245

**SITE PLAN**  
SHEET NUMBER: **C-201** REVISION: **A**

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REV	DESCRIPTION	BY	DATE
1	PRELIMINARY	fl	06/13/24

6

ATC SITE NUMBER:  
 211934  
 ATC SITE NAME:  
 STRELO CTDR-C0186C-TX  
 SITE ADDRESS:  
 TBD  
 HUTCHINS, TX 75141-0001

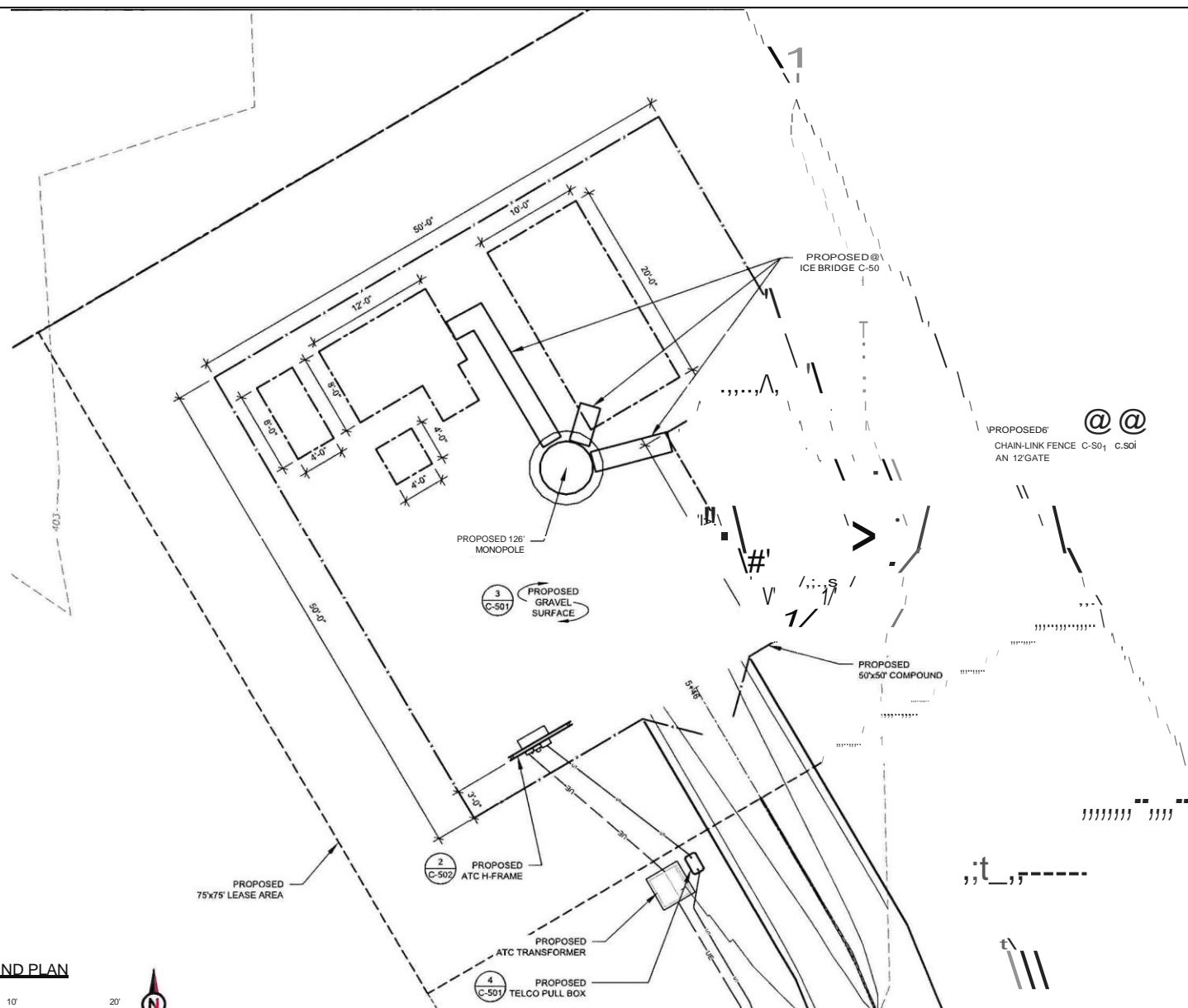
SEAL:

**PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION**

DATE DRAWN: 06/13/24  
 ATC JOB NO: 14869435\_D6  
 OPS JOB NO: 14183588  
 ATC LEGACY#: 410245

COMPOUND PLAN

SHEET NUMBER: C-401  
 REVISION: A



G) COMPOUND PLAN