

**CITY OF HUTCHINS
ORDINANCE NO. 2025-10-1216**

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”; 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, as heretofore amended (collectively the “Zoning Ordinance”), be and the same are hereby further amended to grant a change in zoning from Town Center District (TC) to Single-Family Residential-7 (SF-7) on 36.75± acre tract of land situated in the in the Thomas J Wampler Survey, Abstract No. 1538, and the Benjamin Mathew Survey, Abstract No. 989, Dallas County, Texas (commonly known as (809 N. JJ Lemmon Road), and being more particularly described in Exhibit “A” attached hereto and made part hereof for all purposes (the “Property”).

SECTION 2. That the Property shall be developed and used in accordance with the development regulations as established under the Zoning Ordinance for Single-Family Residential-7 (SF-7).

SECTION 3. That the Property shall be used only in the manner and for the purposes provided for by the Zoning Ordinance, 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 20TH DAY OF OCTOBER 2025.

CITY OF HUTCHINS, TEXAS

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida Jr., City Attorney

EXHIBIT "A"
DESCRIPTION

BEING 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:

BEGINNING AT A SQUARE 1" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 36.75 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID 39.82 ACRE TRACT AND BEING FURTHER REFERRED TO AS THE **POINT OF BEGINNING**, HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT GROUND COORDINATE VALUE OF **N:6922530.22, E: 2514390.35** FEET FOR REFERENCE;

THENCE FROM SAID POINT OF BEGINNING, N 30°51'27" W, A DISTANCE OF 1166.56 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 36.75 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID 39.82 ACRE TRACT;

THENCE, N 59°01'35" E, A DISTANCE OF 1287.60 FEET TO A POINT IN THE NORTH LINE OF SAID 39.82 ACRE TRACT FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID 36.75 ACRE TRACT AND FROM WHICH A POINT IN A 14" HACKBERRY TREE IN THE WEST LINE OF JJ LEMMON ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) FOR THE NORTHEAST CORNER OF SAID 39.82 ACRE TRACT BEARS N 59°01'35" E, A DISTANCE OF 198.87 FEET AND FROM SAID POINT IN A HACKBERRY TREE 1" IRON ROD FOUND BEARS N 59°22'25" W, A DISTANCE OF 2.25 FEET;

THENCE, OVER AND ACROSS SAID 39.82 ACRE TRACT, S 30°58'25" E, A DISTANCE OF 405.00 FEET TO A POINT FOR AN ELL CORNER OF SAID 36.75 ACRE TRACT;

THENCE, N 59°01'35" E, A DISTANCE OF 197.66 FEET TO A POINT IN THE WEST LINE OF SAID JJ LEMMON ROAD AND BEING A POINT IN THE EAST LINE OF SAID 39.82 ACRE TRACT;

THENCE, WITH THE WEST LINE OF JJ LEMMON ROAD, S 30°48'08" E, A DISTANCE OF 60.00 FEET TO A POINT;

THENCE, OVER AND ACROSS SAID 39.82 ACRE TRACT, S 59°01'35" W, A DISTANCE OF 197.48 FEET TO A POINT FOR AN ELL CORNER OF SAID 36.75 ACRE TRACT;

THENCE, S 30°58'25" E, A DISTANCE OF 290.60 FEET TO A POINT FOR CORNER OF SAID 36.75 ACRE TRACT;

THENCE, N 48°01'35" E, A DISTANCE OF 200.41 FEET TO A POINT IN THE WEST LINE OF SAID JJ LEMMON ROAD AND BEING A POINT IN THE EAST LINE OF SAID 39.82 ACRE TRACT;

THENCE, WITH THE WEST LINE OF JJ LEMMON ROAD, S 30°48'08" E, A DISTANCE OF 450.69 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 36.75 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF SAID 39.82 TRACT AND FROM WHICH A 1/2" IRON ROD FOUND BEARS S 30°51'02" E, A DISTANCE OF 511.68 FEET;

THENCE, DEPARTING THE WEST LINE OF JJ LEMMON ROAD, S 59°05'02" W, PASSING A 3/8" IRON ROD FOUND AT A DISTANCE OF 1.96 FEET AND CONTINUING IN ALL A DISTANCE OF 1485.34 FEET TO THE **POINT OF BEGINNING**, CONTAINING 36.75 ACRES OR 1,600,704 SQ. FEET OF LAND, MORE OR LESS.