

**CITY OF HUTCHINS
ORDINANCE NO. 2026-08-1225**

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 AGRICULTURAL (A) TO LIGHT INDUSTRIAL (LI) FOR TRACT 49.1 CONSISTING OF ±4.526 ACRES OF LAND, BEING PART OF A TRACT OF 5.000 ACRES OF LAND IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, DALLAS COUNTY, TEXAS, AND BEING PART OF A CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO LKQ AUTO PARTS OF NORTH TEXAS LP, RECORDED IN DOCUMENT NO. 201200009798 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (OPRDCT) AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”; AND GRANTING A CHANGE IN ZONING FROM HIGHWAY COMMERCIAL (HC) TO LIGHT INDUSTRIAL (LI), FOR TRACT 49.2 CONSISTING OF ±0.474 ACRES OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY ABST. NO. 499, DALLAS COUNTY TEXAS, AND BEING PART OF A CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO T.F. CAMPBELL, RECORDED IN VOLUME L, PAGE 412 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN 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 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 amended to grant a change in zoning from Agricultural (A) to Light Industrial (LI) for Tract 49.1, consisting of ±4.526 acres being a part of a tract of 5.000 acres of land in the William Gatlin Survey, Abstract No. 499, Dallas County, Texas, and being part of a certain tract of land as described in deed to LKQ Auto Parts of North Texas LP, recorded in Document No.

201200009798 of the Official Public Records of Dallas County, Texas (OPRDCT) being more particularly described in Exhibit "A"; and granting a change in zoning from Highway Commercial (HC) to Light Industrial (LI), for Tract 49.2 consisting of ±0.474 acres of land situated in the William Gatlin Survey Abst. No. 499, Dallas County, Texas, and being part of a certain tract of land as described in deed to T.F. Campbell , recorded in Volume L, Page 412 of the Deed Records of Dallas County, Texas, and being more particularly described in Exhibit "B" (the "Property").

SECTION 2. That the Property shall be developed and used in accordance with the development regulations as established under the Comprehensive Zoning Code for Light Industrial ("LI").

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 3RD DAY OF AUGUST 2026.

CITY OF HUTCHINS, TEXAS

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida Jr., City Attorney
(07-28-2026: 4925-1070-4833, v. 1)

EXHIBIT "A"
Tract 49.1 Consisting of ±4.526 Acres of Land
Legal Description (Metes and Bounds)

BEING part of a tract of 5.000 acres of land in the William Gatlin Survey, Abstract No. 499, Dallas County, Texas, and being part of a certain tract of land as described in deed to LKQ Auto Parts of North Texas LP, recorded in Document No. 201200009798 of the Official Public Records of Dallas County, Texas (OPRDCT), said tract being more particularly described as follows:

BEGINNING at the a point at the southeast corner of the parent tract, also being the northeast corner of a tract of land described in deed to LKQ Auto Parts of North Texas LP, recorded in Document No. 200600189049 OPRDCT;

THENCE S 60°00'00" W, 973.55 feet to a point in the northeast line of U.S. Highway No. 75;

THENCE N 22°46'00" W, 127.85 feet along the northeast line of said Highway 75;

THENCE traversing said LKQ Auto Parts tract (201200009798), the following:

N 60°00'00" E, 212.69 feet to a point for corner;

N 30°00'00" W, 100.00 feet to a point on the northwest line of the parent tract;

THENCE N 60°00'00" E, 740.85 feet along the shared line thereof to a point at the northeast corner of the parent tract;

THENCE S 27°48'00" E, 226.21 feet along the northeast line of the parent tract, to the POINT OF BEGINNING and containing 4.526 acres of land.

NOTE: LEGAL PROVIDED WAS BASED ON DALLAS COUNTY APPRAISAL DISTRICT OWNER INFORMATION AND SURVEY DATA FROM THE PROVIDED ALTA DATED NOVEMBER 21, 2023. COMPANY DOES NOT REPRESENT THAT THE ABOVE BEARINGS, DISTANCES, ACREAGE, AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

EXHIBIT "B"
Tract 49.2 Consisting of ±0.474 Acres of Land
Legal Description (Metes and Bounds)

BEING A TRACT OF 5.000 ACRES OF LAND IN THE WILLIAM GATLIN SURVEY ABST. NO. 499, DALLAS COUNTY, TEXAS, AND BEING PART OF A CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO T.F. CAMPBELL, RECORDED IN VOLUME L, PAGE 412 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND SAID 5.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED TO T.F. CAMPBELL RECORDED IN VOLUME O, PAGE 321, DEED RECORDS, DALLAS COUNTY, TEXAS; AN IRON ROD AT A FENCE CORNER; THENCE N 27° 48' 00" W, ALONG AN OLD FENCE AND HEDGE ON THE NORTHEAST LINES OF SAID CAMPBELL TRACTS, 653.35 FT. TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THENCE S 60° 00' 00" W, 973.55 FT. TO A POINT IN THE NORTHEAST LINE OF US HIGHWAY NO. 7;

THENCE N 22° 46' 00" W, ALONG THE NORTHEAST LINE OF SAID HIGHWAY, 227.85 FT;

THENCE N 60° 00' 00" E, 953.54 FT. TO A POINT IN THE NORTHEAST LINE OF SAID CAMPBELL TRACT;

THENCE S 27° 48' 00" E, ALONG THE NORTHEAST LINE OF SAID CAMPBELL TRACT, 226.21 FT. TO THE POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.

SAVE AND EXCEPT The following described tract, being the following described tract, being that portion lying within the extraterritorial jurisdiction (ETJ) of the City of Hutchins, Texas:

BEING part of a tract of 5.000 acres of land in the William Gatlin Survey, Abstract No. 499, Dallas County, Texas, and being part of a certain tract of land as described in deed to T.F. Campbell, recorded in Volume L, Page 412 of the Deed Records of Dallas County, Texas (DRDCT), said tract being more particularly described as follows:

COMMENCING at the Southeast corner of a certain tract of land described in deed to T.F. Campbell in Volume O, Page 321 DRDCT, a fence corner;

THENCE N 27°48' W, 431.69 feet along the northeast line of said Campbell tracts to the POINT OF BEGINNING of the 5.000 acre tract described herein;

THENCE S 60°00'00" W, 995.15 feet to a point in the northeast line of U.S. Highway No. 75;

THENCE N 22°46'00" W, 126.21 feet along the northeast line of said Highway 75;

THENCE N 60°00'00" E, 212.69 feet to a point for corner;

THENCE N 30°00'00" W, 100 feet to a point for corner;

THENCE N 60°00'00" E, 740.85 feet to the northeast line of said Campbell tract;

THENCE S 27°48'00" E, 221.66 feet along the northeast line of said Campbell tract, to the POINT OF BEGINNING and containing 4.526 acres of land.