

**CITY OF HUTCHINS
ORDINANCE NUMBER 2026-08-1224**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED TERRITORY INTO THE CITY OF HUTCHINS, TEXAS, EXTENDING THE BOUNDARY LIMITS OF THE CITY SO AS TO INCLUDE A ±4.526-ACRE TRACT OF LAND TO BE ZONED AGRICULTURE WITHIN THE CITY’S LIMITS, GRANTING TO ALL INHABITANTS AND OWNERS OF THE TERRITORY ALL OF THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS, AND BINDING THE INHABITANTS BY ALL THE ACTS, ORDINANCES AND REGULATIONS OF THE CITY; ADOPTING A SERVICE PLAN FOR THE DESCRIBED TERRITORY; PROVIDING A CONFLICTS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, this ordinance pertains to the hereinafter described territory consisting of a ±4.526-acre tract 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 which is more particularly described in Exhibit “A” attached hereto and made a part hereof; and

WHEREAS, the City Council of the City of Hutchins has been presented with a petition requesting annexation; and

WHEREAS, the City Council of the City of Hutchins has given the requisite notices and conducted the public hearings as required by Chapter 43 of the Texas Local Government Code; and

WHEREAS, the City Council has adopted a service plan as required by Section 43.056 of the Texas Local Government Code for the territory, which is attached hereto as Exhibit “B;” and

WHEREAS, the territory to be annexed lies within the exclusive extra territorial jurisdiction of Hutchins, Texas; and

WHEREAS, the requirements for annexation of this area are as stated in Chapter 43 of the Texas Local Government Code; and

WHEREAS, the City Council of the City of Hutchins has concluded that said territory should be annexed to and made a part of the City of Hutchins, Texas.

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

SECTION 1. The territory consisting of a ±4.526-acre tract of land to be zoned Agriculture, which is more particularly described in Exhibit “A” is situated within the exclusive extraterritorial jurisdiction of the City and adjacent and contiguous thereto, be and the same is hereby annexed to the City of Hutchins, Texas.

SECTION 2. The official map and boundary limits of the City shall be and are hereby extended to include said territory within the City limits and the territory described herein shall be and is hereby included within the territorial limits of the City, subject to all the acts, ordinances, resolutions and regulations of said City. The inhabitants of the territory described herein and annexed hereby shall hereafter be entitled to all rights and privileges of other citizens of the City, and shall be bound by the acts, ordinances, resolutions, and regulations of the City.

SECTION 3. The City Secretary is directed to file or cause to be filed a certified copy of this ordinance in the office of the county clerk for Dallas County, Texas.

SECTION 4. The service plan for the territory is approved by the City Council of the City of Hutchins, which is attached hereto as Exhibit “B” and made a part hereof for all purposes, the same as if fully copied herein, be and the same is hereby adopted by the City of Hutchins.

SECTION 5. 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 6. 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 not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. Should any 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 Code of Ordinances as a whole.

SECTION 8. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

IT IS ACCORDINGLY SO ORDAINED.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, ON THIS 3rd DAY OF AUGUST 2026.

APPROVED:

Mario Vasquez, Mayor

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr., City Attorney
(07-28-2026: 4927-1609-3377, v. 1)

ATTEST:

Cynthia Olguin, City Secretary

EXHIBIT “A”
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”
Service Plan
±4.526 Acre Tract of Land**

ANNEXATION SERVICE PLAN FOR THE CITY OF HUTCHINS, TEXAS

For the territory consisting of ±4.526-acre tract of land which is more particularly described in Exhibit “A” attached hereto.

FOR SERVICES EFFECTIVE IMMEDIATELY AFTER DATE OF ANNEXATION

1. POLICE PROTECTION

The City of Hutchins, Texas will provide police protection to the newly annexed tract at the same or similar level now being provided to other areas of the City of Hutchins, Texas with similar topography, land use and population within the newly annexed area.

2. FIRE PROTECTION AND AMBULANCE SERVICE

The City of Hutchins, Texas will provide fire protection to the newly annexed tract at the same or similar level of service now being provided to other areas of the City of Hutchins, Texas, with similar topography, land use and population with the City. Ambulance service will be provided to the newly annexed tract at the same or similar level of service now being provided to other areas of the City of Hutchins, Texas, with similar topography, land use and population with the City.

3. SOLID WASTE COLLECTION

The City of Hutchins, Texas will provide residential solid waste collection to the newly annexed tract at the same or similar level now being provided to other areas of the City of Hutchins, Texas, with similar topography, land use and population within the newly annexed area.

4. WATER FACILITIES

Maintenance of any public water facilities in the area to be annexed that are not in the service area of another water utility will begin upon the effective date of the annexation using existing personnel and equipment.

5. MAINTENANCE OF ROADS AND STREETS

Any and all roads, streets or alleyways which have been dedicated to the City of Hutchins, Texas, shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas with similar topography, land use and population density. Any and all lighting of roads, streets and alleyways which may be positioned in a right-of-way, roadway or utility company easement shall be maintained by the applicable utility company servicing the City of Hutchins, Texas, pursuant to the rules, regulations and fees of such utility.

6. MAINTENANCE OF PARKS, PLAYGROUNDS AND SWIMMING POOLS

The City Council of the City of Hutchins, Texas, is not aware of the existence of any parks, playgrounds or swimming pools now located in the area proposed for annexation. Any existing private parks, playgrounds, swimming pools and other recreational and community facilities within the annexation area will be unaffected by the annexation.

7. MAINTENANCE OF PUBLICLY OWNED FACILITY, BUILDING OR MUNICIPAL SERVICE

The City Council of the City of Hutchins, Texas, is not aware of the existence of any publicly owned facility, building or other municipal service now located in the area proposed for annexation. In the event any such publicly owned facility, building or municipal service does exist and are public facilities, the City of Hutchins, Texas, will maintain such areas to the same extent and degree that it maintains publicly owned facilities, buildings or municipal services of the City now incorporated in the City of Hutchins, Texas.

CONSTRUCTION OF ANY CAPITAL IMPROVEMENTS

1. POLICE PROTECTION, FIRE PROTECTION AND SOLID WASTE COLLECTION

The Council of the City of Hutchins, Texas finds and determines it to be unnecessary to acquire or construct any capital improvement for the purposes of providing police protection, fire protection or solid waste collection. The City Council finds and determines that it has at the present time adequate facilities to provide the same type, kind and level of protection and service which is presently being administered to other areas already incorporated in the City of Hutchins, Texas, with the same or similar topography, land use and population density.

2. WATER AND WASTE WATER FACILITIES

The City Council of the City of Hutchins, Texas, finds and determines it to be unnecessary to construct any additional capital improvements for the purpose of providing water and waste water services. The City Council finds and determines that it has, at the present time, adequate facilities to provide the same type, kind and level of service, which is presently being administered to other parts of Hutchins, Texas, with the same topography, land use and population density.

3. ROADS AND STREETS

Maintenance of properly dedicated roads and streets will be consistent with the maintenance provided by the City to other roads and streets and will be consistent with the maintenance provided by the City to other roads and streets in areas of similar topography, land use and sub-development of the annexed Property, the developers will be required pursuant to the ordinances of the City of Hutchins, Texas, to provide internal and peripheral streets and to construct those

streets in accordance with the specifications required by the City of Hutchins, Texas, for the properly dedicated street.

4. CAPITAL IMPROVEMENTS

Notwithstanding any other provision of this service plan, a landowner within the newly annexed area will not be required to fund capital improvements necessary to provide municipal services in a manner inconsistent with Chapter 395 of the Local Government Code, unless otherwise agreed to by the landowner.

SPECIFIC FINDINGS

The City Council of the City of Hutchins, Texas finds and determines that this proposed Service Plan will not provide any fewer services, and it will not provide a lower level of service in the area proposed to be annexed than were in existence in the proposed area at the time immediately preceding the annexation process.

Because of the differing characteristics of topography, land utilization and population density, the service levels which may ultimately be provided in the newly annexed area may differ somewhat from services provided in other areas of the City of Hutchins, Texas. These differences are specifically dictated because of differing characteristics of the Property and the City of Hutchins, Texas will undertake to perform consistent with this contract so as to provide the newly annexed area with the same type, kind and quality of service presently enjoyed by the citizens of the City of Hutchins, Texas who reside in areas of similar topography, land utilization and population.