

**CITY OF HUTCHINS
ORDINANCE NO. 2026-10-1037**

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 HIGHWAY COMMERCIAL (HC) TO LIGHT INDUSTRIAL (LI) AND ALLOWING SPECIFIC USE PERMITS WITHOUT SPECIAL CONDITIONS ON THREE (3) TRACTS OF LAND CONSISTING OF 19.17± ACRES WITH TRACT 1 BEING A 6.447 ACRE TRACT OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, DALLAS COUNTY, TEXAS, AND BEING PART OF LOT 1 AND LOT 3, L 6 S INDUSTRIAL PARK, AN ADDITION TO THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, TRACT 2 BEING 3.126 ACRES OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, DALLAS COUNTY, TEXAS, AND TRACT 3 BEING 9.597 ACRES OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, DALLAS COUNTY, TEXAS; 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 Highway Commercial District (HC) and Agricultural District (A) to Light Industrial District (LI), on three (3) tracts of land consisting of 19.17± acres with Tract 1 being a 6.447 acre tract of land situated in the William Gatlin Survey, Abstract No. 499, Dallas County, Texas, and being part of Lot 1 and Lot 3, L 6 S Industrial Park, an addition to the City of Hutchins, Dallas County, Texas (“Tract 1”) currently zoned Highway Commercial District (HC), Tract 2 being 3.126 acres of land situated in the William Gatlin Survey, Abstract No. 499, Dallas County, Texas (“Tract 2”), currently zoned Agricultural District (A), and Tract 3 being 9.597 acres of land situated in the William Gatlin Survey, Abstract No. 499, Dallas County, Texas

(“Tract 3”), currently zoned Agricultural District (A) each tract of land being more particularly described in Exhibit “A,” attached hereto and incorporated herein (Tract 1, Tract 2, and Tract 3 collectively, the “Property”), and by granting a Specific Use Permit (“SUP”) for the Property, without special conditions, for the uses set forth in Section 2 of this Ordinance.

SECTION 2. That the Property shall be developed and used in accordance with the development regulations as established under the Zoning Ordinance for Light Industrial District (“LI”) and shall be granted an SUP, without special conditions, for the following uses:

- (a) *Motor Freight Company/Terminal;*
- (b) *Heavy Machinery Sales/Storage;*
- (c) *Truck Sales & Storage;*
- (d) *Low Risk Industrial Manufacturing Not Wholly Enclosed Within a Building; and*
- (e) *Low Risk Industrial Manufacturing Wholly Enclosed Within a Building.*

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 5th DAY OF OCTOBER 2026.

CITY OF HUTCHINS, TEXAS

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida Jr., City Attorney

EXHIBIT "A"
PROPERTY DESCRIPTION

Tract 1 - 6.447 acres

BEING all that certain lot, tract or parcel of land situated in the William Gatlin Survey, Abstract No. 499, in the City of Hutchins, Dallas County, Texas, and also being part of Lot 1 and Lot 3 of the L 6 S Industrial Park, an addition to the City of Hutchins, Texas, according to the Map thereof recorded in Volume 74167, Page 1899, Map Records, Dallas County, Texas (M.R.D.C.T.), being a tract of land described in deed to McNEILUS TRUCK AND MANUFACTURING, INC., a Minnesota corporation, recorded in Volume 77251, Page 1912, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch yellow-capped iron rod stamped "Burns Surveying" set for corner in the Southwest line of S. Interstate 45 Service Road, at the Northerly East corner of a tract of land described in deed to AG-Trep I-45 Hutchins Property Owner, L.P., a Delaware limited partnership, recorded under Instrument No. 202200197374 (D.R.D.C.T.), being the North corner of herein described tract of land, from which a 1/2 inch iron rod found for reference bears South 53 deg. 16 min. 39 sec. West, a distance of 1.23 feet;

THENCE South 23 deg. 42 min. 06 sec. East, with the Southwest line of said S. Interstate 45 Service Road a distance of 319.96 feet to a 1/2 inch iron rod found at the North corner of a tract of land described in deed to McNeilus Truck and Manufacturing, Inc., a Minnesota Corporation, recorded in Volume 98042, Page 4037 (D.R.D.C.T.);

THENCE South 59 deg. 00 min. 49 sec. West, a distance of 896.54 feet to a point at the Southerly East corner of said AG-Trep I-45 Hutchins Property Owner, L.P. tract;

THENCE North 19 deg. 46 min. 53 sec. West, a distance of 323.15 feet to a 1/2 inch red-capped iron rod stamped "Windrose" found at an ell corner of said AG-Trep I-45 Hutchins Property Owner, L.P. tract;

THENCE North 58 deg. 59 min. 18 sec. East, a distance of 874.32 feet to the PLACE OF BEGINNING and containing 280,835 square feet or 6.447 acres of land.

EXHIBIT "A"
PROPERTY DESCRIPTION

Tract 2 - 3.126 acres

BEING all that certain lot, tract or parcel of land situated in the William Gatlin Survey, Abstract No. 499, in the City of Hutchins, Dallas County, Texas, being a tract of land described in deed to McNeilus Truck and Manufacturing, Inc., a Minnesota Corporation, recorded in Volume 98042, Page 4037, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch yellow-capped iron rod stamped "Burns Surveying" set in the Southwest line of S. Interstate 45 Service Road, at the North corner of a tract of land described in deed to McNEILUS TRUCK AND MANUFACTURING, INC., a Minnesota Corporation, recorded in Volume 86213, Page 3136 (D.R.D.C.T.), being the East corner of herein described tract of land;

THENCE South 59 deg. 00 min. 39 sec. West, a distance of 1365.01 feet to a 1/2 inch yellow-capped iron rod stamped "Burns Surveying" set in the Northeast line of a railroad right of way;

THENCE North 19 degrees 56 minutes 50 seconds West, a distance of 101.91 feet to a 1/2 inch red capped iron rod found stamped "Windrose" for corner at the South corner of a tract of land described in deed to AG-Trep I-45 Hutchins Property Owner, L.P., a Delaware limited partnership, recorded under Instrument No. 202200197374 (D.R.D.C.T.);

THENCE North 59 deg. 00 min. 47 sec. East, a distance of 1358.27 feet to a 1/2 inch iron rod found in the Southwest line of said S. Interstate 45 Service Road, at the East corner of a tract of land described in deed to McNEILUS TRUCK AND MANUFACTURING, INC., a Minnesota corporation, recorded in Volume 77251, Page 1912 (D.R.D.C.T.);

THENCE South 23 deg. 42 min. 06 sec. East, with the Southwest line of said South Interstate 45 Service Road a distance of 100.79 feet to the PLACE OF BEGINNING and containing 136,172 square feet or 3.126 acres of land.

EXHIBIT "A"
PROPERTY DESCRIPTION

Tract 3 - 9.597 acres

BEING all that certain lot, tract or parcel of land situated in the William Gatlin Survey, Abstract No. 499, in the City of Hutchins, Dallas County, Texas, being a tract of land described in deed to McNEILUS TRUCK AND MANUFACTURING, INC., a Minnesota Corporation, recorded in Volume 86213, Page 3136, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch yellow-capped iron rod stamped "5310" found for corner in the Southwest line of S. Interstate 45 Service Road, at the North corner of a tract of land described in deed to Consolidated Casting LLC, a Delaware limited liability company, recorded under Instrument No. 201800103719 (D.R.D.C.T.), being the East corner of herein described tract of land;

THENCE South 59 deg. 11 min. 52 sec. West, a distance of 1384.73 feet to a 1/2 inch iron rod found for corner in the Northeast line of a railroad right of way, at the West corner of a tract of land described in deed to Union Pacific Railroad Company, a Delaware corporation, recorded in Volume 2004244, Page 10829 (D.R.D.C.T.);

THENCE North 19 deg. 56 min. 50 sec. West, with the Northeast line of said railroad right of way a distance of 307.40 feet to a 1/2 inch yellow-capped iron rod stamped "Burns Surveying" set at the South corner of a tract of land described in deed to McNeilus Truck and Manufacturing, Inc., a Minnesota Corporation, recorded in Volume 98042, Page 4037 (D.R.D.C.T.);

THENCE North 59 deg. 00 min. 39 sec. East, a distance of 1365.01 feet to a 1/2 inch iron rod found in the Southwest line of said South Interstate 45 Service Road, at the East corner of said McNeilus Truck and Manufacturing, Inc. tract (Vol. 98042, Pg. 4037);

THENCE South 23 deg. 42 min. 06 sec. East, with the Southwest line of said South Interstate 45 Service Road a distance of 308.72 feet to the PLACE OF BEGINNING and containing 418,028 square feet or 9.597 acres of land.