

09/08/2025

Hutchins Planning & Zoning Commission
City of Hutchins, Texas

Re: Request for Zoning Change from TC (Town Center) to SF-7.0 (Single Family Residential, 7,000 SF Minimum Lot Size)

Dear Commissioners,

As the developer's representative of the 39.82 acre tract property located at **809 N JJ LEMMON RD, HUTCHINS, TX**, I respectfully submit this request to rezone the tract from **TC (Town Center)** to **Single Family Residential** (minimum 7,000 square foot lots).

Our proposal is to create a thoughtfully planned residential neighborhood consisting of single-family homes ranging between 1,800 and 2,200 square feet. This size range ensures attainable yet spacious housing that meets the needs of modern families, while maintaining high standards of design, functionality, and long-term value.

Justification for Zoning Change

1. Market Demand for Residential Growth:

Hutchins is experiencing steady growth in the southern Dallas County corridor. Families are seeking well-planned neighborhoods with generous lot sizes that provide both affordability and long-term value. Rezoning will allow for single-family homes that meet this demand while reinforcing Hutchins as a desirable residential community.

2. Compatibility with Adjacent Uses:

The subject property is well positioned for residential development and serves as a natural transition from more intensive land uses near the Town Center zoning to surrounding neighborhoods. By providing 7,000 SF lots, the project maintains appropriate density and ensures compatibility with nearby single-family communities.

3. Infrastructure & City Services:

The site is readily serviceable by existing or planned city utilities, roadways, and public services. Our preliminary engineering review indicates no unusual burdens to the city's infrastructure. The rezoning will allow the property to be developed in a manner that responsibly supports Hutchins' infrastructure planning and fiscal health.

4. Community Benefits:

- Creates new single-family housing opportunities within city limits.
- Expands the tax base with long-term, stable revenue.
- Provides high-quality neighborhood character consistent with Hutchins' growth objectives.
- Supports local schools, retail, and service providers with an increased residential population.


Commitment to Quality Development:

We are committed to delivering a neighborhood that balances livability, sustainability, and design integrity. Our intent is to develop homes that fit within the context of Hutchins, with enhanced landscaping, architectural diversity, and adherence to city development standards.

We respectfully request favorable consideration of this rezoning application and look forward to working closely with staff, Planning & Zoning, and ultimately City Council to bring this project to fruition.

Thank you for your time and thoughtful review. Please do not hesitate to contact me with any questions or requests for additional information.

Sincerely,



Mario Alberto Salinas
MDB
956.326.0231