



**CITY OF HUTCHINS
PLANNING & ZONING COMMISSION MEETING
AGENDA**

Monday, July 27, 2026 at 6:00 PM

City Hall - Council Chamber, 400 N. JJ Lemmon Road

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Regular Meeting of the Planning & Zoning Commission Board to be held on Monday, July 27, 2026 at 6:00 PM at the Hutchins City Hall - Council Chambers located at 400 N JJ Lemmon Rd., Hutchins, Texas, at which time the following items will be discussed and considered.

Commission Members

Chair, Joseph Matthews

Vice Chair, Tod Davis

Secretary, Don Pressler

Commission Member, Teronika Gaines

Commission Member, Ed Williams

Alternate Member, Cornelius Caldwell

A. CALL TO ORDER

Roll Call

Invocation

Pledge of Allegiance

- B. CITIZEN COMMENTS:** *This agenda item provides an opportunity for citizens to address the Board on any matter that is not posted on the agenda. Anyone wishing to address the Board should complete a Citizen Comments Form and submit it to the recording secretary prior to the start of the Board meeting. There is a three (3) minute time limit for each citizen to speak. However, in accordance with the Texas Open Meetings Act, the Board cannot discuss issues raised or make any decision at this time.*

C. PRESENTATIONS

- D. CONSENT AGENDA** - *All items presented in the Consent Agenda require no deliberation by the Board. Each Board member has the opportunity of removing an item from this agenda so that it may be considered separately.*

E. PUBLIC HEARING

1. Conduct a public hearing, discuss and consider a request by John Gonzales with RTG Capital for a Rezone from Highway Commercial (HC) to Light Industrial (LI) for Tract 49.1 & 49.2, 5 acres in the William Gatlin ABST, Tract, commonly addressed as 1080 S IH 45.
2. Conduct a public hearing, discuss and consider a request by John Gonzales with RTG Capital for a SUP request to allow "Motor Freight Company/Terminal; Heavy Machinery Sales/Storage;

Truck Sales & Storage; Low Risk Industrial Manufacturing Not Wholly Enclosed Within A Building; Low Risk Industrial Manufacturing Wholly Enclosed Within A Building” in the Light Industrial District for Tracts 49.1 & 49.2, 5 acres in the William Gatlin ABST, commonly addressed as 1080 S IH 45.

F. REGULAR AGENDA - *As authorized by Section 551.071 of the Texas Government Code, the Commission reserves the right to convene in Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.*

3. Discuss and consider a request by Lance Stewart with Pape-Dawson Consulting Engineers (representing the property owner Elaine Torres with LGI Homes-Texas, LLC) for a preliminary plat of Southaven Phase B, LOTS 40-43 Block M; Common Area/HOA Lot 44X, Block M; Lots 16-28, Block N; Lots 1-26, Block P; Lots 1-24, Block Q being a 15.176 tract of land located West of JJ Lemmon Rd. and South of Langdon Rd., addressed as 1600 Lancaster Hutchins Rd.
4. Approval of the June 22, 2026 minutes.

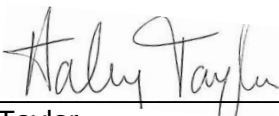
G. ITEMS OF COMMUNITY INTEREST

5. City Council Meeting, Monday, August 3, 2026, 6:30 p.m., Hutchins City Hall, 400 N. JJ Lemmon Rd.
6. Parks and Recreation Board Meeting, Tuesday, August 4, 2026, 6:30 p.m., Hutchins City Hall, 400 N. JJ Lemmon Rd.
7. Planning & Zoning Meeting, Monday, August 24, 2026, 6:00 p.m., Hutchins City Hall, 400 N. JJ Lemmon Rd.

H. ADJOURNMENT

CERTIFICATION

I certify that a copy of the July 27, 2026 agenda of items to be considered by the Planning & Zoning Commission Board was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website www.cityofhutchins.org, in accordance with Chapter 551 of the Texas Government Code. Posted on July 21, 2026 before 6:00 p.m.



Haley Taylor
Staff Liaison

ACCESSIBILITY STATEMENT

The meeting location is wheelchair accessible from the front door. Request for special services must be received at least 48 hours in advance of scheduled meeting. For assistance, please call the office of the City Secretary at 972-225-6121 or email the City Secretary at colquin@cityofhutchins.org

Zoning Application

- ☒ General Zoning Request
☐ Standard Zoning or Rezoning
☐ Planned Development
☐ Site Plan - New or Amended
☐ Planned Development Concept Plan -
 New or Amended
☐ SUP
 PROPERTY INFORMATION

CITY OF HUTCHINS
 321 N. Main
 Hutchins, Texas 75141
 (972) 225-6121



FILE NO: _____

Address/Location: Multiple Addresses - See Attached		Existing Use: Vacant - Auto Salvage
Lot(s): Multiple Legal Descriptions - See Attached		Current Zoning: Highway Commercial (HC)- SUP Auto Storage Facility
# of Acres: 5.0	# of Lots: 2 total	# of Units: N/A

APPLICANT INFORMATION

Name: John Gonzalez		Company: RTG Capital	
Mailing Address: 8235 Douglas Ave., Suite 350			
City: Dallas	State: TX	Zip: 75225	
Phone: 214.578.1760	Fax:	Email: jgonzalez@rtgcapital.com	

OWNER INFORMATION

Name: Robert Gunby		Company: RTG Capital	
Mailing Address: 8235 Douglas Ave. Suite 350			
City: Dallas	State: TX	Zip: 75225	
Phone:	Fax:	Email:	

Applications must be complete and have all supporting documents turned in no later than 2:00 pm on submittal day.

ZONING APPLICATION SUBMITTAL REQUIREMENTS

(See Fee Schedule For All Amounts)

- ☒ Concept Plan 24"x36", 4 copies (folded)
☒ Site Plan / Concept Plan Checklist
☒ Legal Description
☒ Letter stating reason for request
- ☒ CD of electronic version (pdf) of proposed plans
- Fee: \$750 _____

APPLICANT AUTHORIZATION:

- ☒ I will represent the application myself; or
- ☐ I authorize _____ (name of applicant) to represent this application on my behalf. The named applicant shall be the principal person for responding to all requests and to attend all meetings.

Owner's Signature: Robert T Gumbry Date: 2/20/26

STATE OF TEXAS
COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Robert T Gumbry
the above signed, who, under oath, stated the following: "I hereby certify that I am the owner or authorized corporate representative for the purposes of this application; that all information submitted herein is true and accurate."

Subscribed and sworn to before me this 20th day of February, 2026
Monica D Smith
Notary Public in and for the State of Texas



This application is not considered accepted by the City until the Building Official or his designee has signed below.

CITY OF HUTCHINS: Acknowledged By: Haley Taylor Date: 7/2/2026

LKQ Addresses and Legal Description

1080 S IH-45 – Highway Commercial Zoning

- 1: WILLIAM GATLIN ABST 499 PG 811
- 2: TR 49.2 ACS 0.474
- 3:
- 4: INT2012000009798 DD12292011 CO-DC

1080 S IH-45 – ETJ Zoning

- 1: WILLIAM GATLIN ABST 499 PG 811
- 2: TR 49.1 ACS 4.526
- 3:
- 4: INT2012000009798 DD12292011 CO-DC

Entire Combined Tract**LEGAL DESCRIPTION – 5ac tract**

BEING 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 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 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, 223.27 feet along the northeast line of said Highway;

THENCE N 60°00'00" E, 973.55 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 5.000 acres of land.

ETJ Portion**LEGAL DESCRIPTION – 4.526ac tract**

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.

City of Hutchins Portion

LEGAL DESCRIPTION – 0.474 ac tract

BEING 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 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 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, 223.27 feet along the northeast line of said Highway;

THENCE N 60°00'00" E, 973.55 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 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;

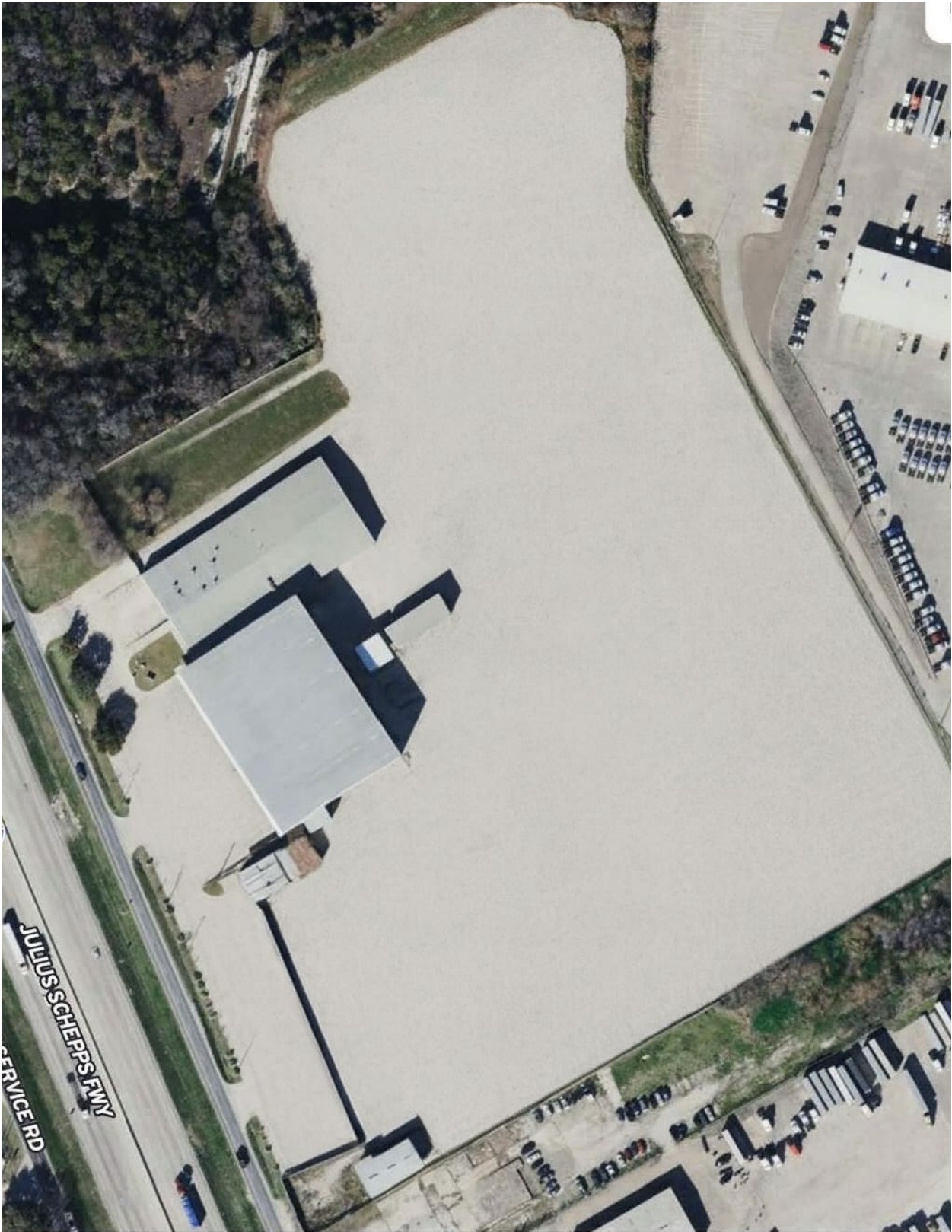
THENCE N 60°00'00" E, 212.69 feet to a point for corner;

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

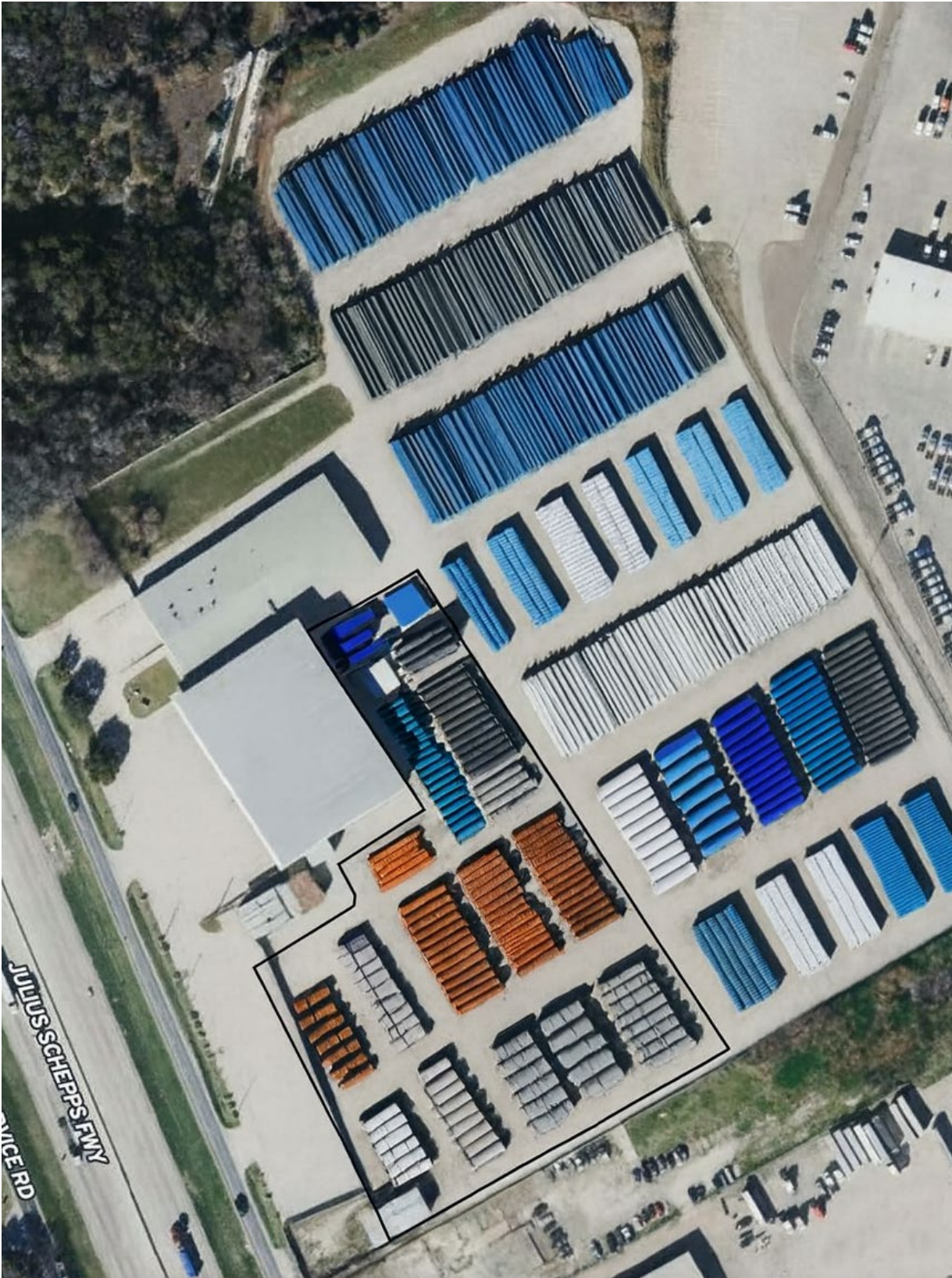
THENCE N 60°00'00" E, 740.85 feet to the northeast line of said Campbell tract;

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.

Site Plan



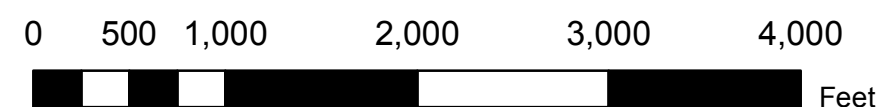
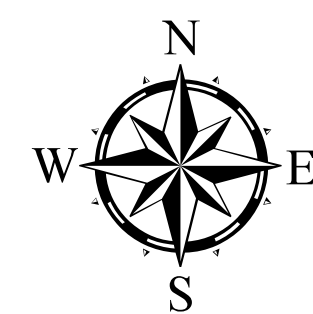
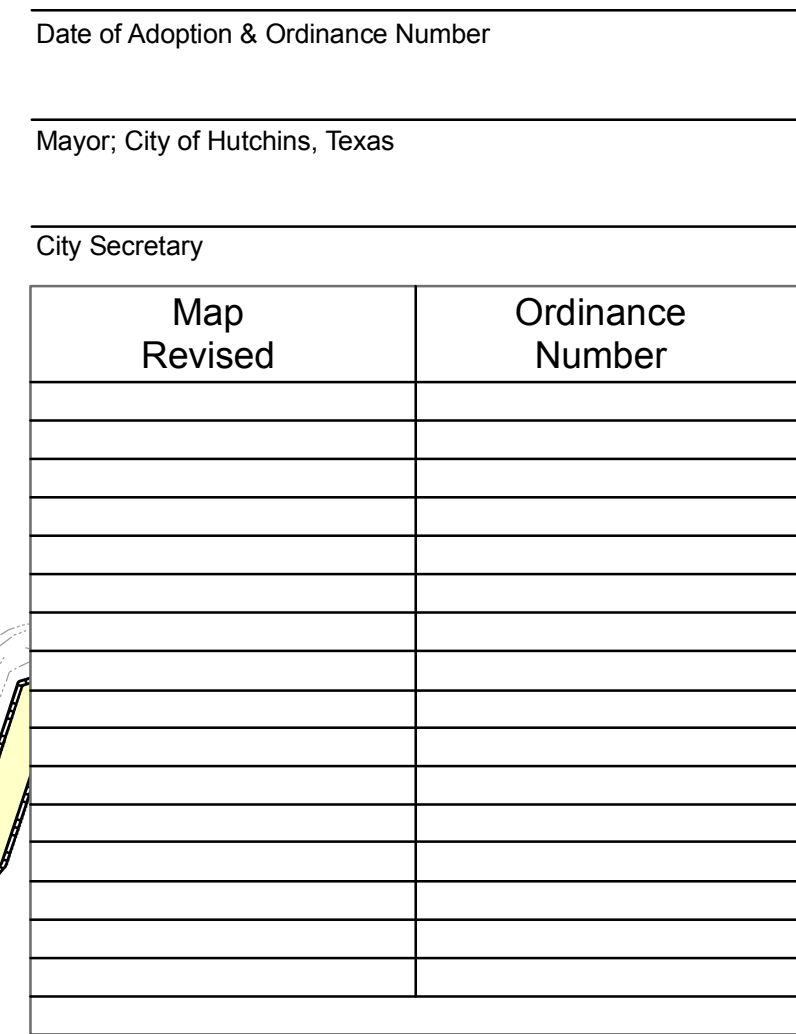
Concept Plan



Aerial Photo (Surrounding Uses)

Section E, Item1.





Zoning & SUP Request Letter
(Light Industrial with Outdoor Storage)

City of Hutchins
City Hall
Attn: Planning & Zoning Commission
321 N. Main Street
Hutchins, Texas 75141

RE: Former LKQ Site - 1080 S IH 45 – Zoning & Specific Use Permit Application

To Whom It May Concern:

We respectfully submit this request for Light Industrial Zoning and the following Specific Use Permits (SUP) for the subject property located within the City of Hutchins. This application is complementary with our recent Light Industrial zoning and SUP applications for this site, and it bookends that request with the several compatible uses we have found that were not automatically permissive within the Light Industrial Zoning designation alone.

Project Summary

The LKQ Former Site currently consists of a ±87,000 square foot warehouse facility situated on 28.3 acres along Interstate 45 in Hutchins, TX, a strategic infill location with excellent access to I-20 and I-45. The asset includes two distinct areas: ±41,000 SF serviced by 7 grade-level doors and ±46,000 SF with 20 dock-high doors. With 40' clear height, secured perimeter fencing, a stabilized yard, and zoning that permits outside storage, **the property is well-suited for logistics, transportation, and industrial users.** The facility benefits from its interstate frontage and significant yard-to-building ratio. The location and site characteristics are ideal for tenants requiring both warehousing and large-format outdoor storage.

The site has been **vacant for over a year** and currently represents an underutilized asset within an established industrial corridor. Our objective is to tenant the property with **low-impact, well-maintained light industrial users** that are compatible with the City’s long-term land use goals while improving the appearance and functionality of the site.

Application Description

Three of the five parcels that comprise the site were recently approved by the City (March 16, 2026, Ordinance No. 2026-02-1221) for both Light Industrial Zoning and the SUPs described herein. Those three sites are delineated in blue in the graphic below.

This application serves to re-zone and provide specific use permits to the remaining two interior parcels (highlighted in green and orange below) to match same zoning and SUPs as those applied for and granted in March to the three larger tracts. The two parcels that are the subject of this application are a 0.474-acre tract (delineated in orange below) currently zoned highway commercial and a 4.526-acre tract (highlighted in green below) currently located in the ETJ. The 4.526-acre tract will have been annexed and zoned agriculturally prior to the hearing of this proposed ordinance.

LKQ Site Parcels



Site Improvements & Commitments

The development team is working collaboratively with the City of Hutchins Planning and Zoning team and has committed to the following improvements as part of this request:

- Comprehensive **site cleanup and maintenance**
- **Exterior paint** and aesthetic upgrades where applicable
- **Landscaping enhancements** along visible frontages and boundaries
- Continued upkeep of the **existing paved frontage**, which already provides approximately **132 striped parking spaces** for employees and customers and access to 27 warehouse bays, and
- **Full paving of all maneuvering, loading and vehicle storage areas in addition to paving of off-street parking areas**

These improvements will materially enhance the site's visual quality and ensure it reflects positively on the surrounding area.

Intended Uses

Our focus is to attract **low-intensity, Light Industrial users** such as contractors, service-based industrial tenants, or suppliers—that may require **incidental outdoor storage** without generating excessive traffic, noise, or nuisance impacts.

Desired Uses include service-oriented contractors with limited outdoor material storage, operating primarily during normal business hours such as:

• Commercial fencing & gate systems • Architectural metal / railings • Precast architectural elements • Decorative concrete / masonry products • Shade structures & canopies • Roofing systems manufacturers • Commercial window & glazing suppliers • Curtain wall / façade subcontractors • Solar mounting systems (non-retail) • Architectural millwork shops • Truss or LVL component fabricators • Custom cabinetry shops (commercial)	• Engineered wood products distributor • Electrical apprenticeship programs • Welding schools • HVAC training centers • Utility workforce training yards • Electrical co-op staging • Fiber maintenance yards • Water district service centers • Traffic signal maintenance facilities • Agricultural equipment • Compact construction equipment • Trailers for sale only (not storage) • Specialized vehicles (utility, service bodies)
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Specific Use Permits (SUP)

The petitioners wish to enable the property to attract logistical fleet, warehousing, and industrial storage solution companies that may have the need for warehousing and data storage related construction materials. Items such as large cabling or wiring spools may be among the outdoor storage needs for such a company.

The following compatible uses are believed to be reasonable and in line with the long-term land use goals of City of Hutchins planning and zoning leadership team.

Category	Land Use	HC	LI	HI	Definitions	Current/ Proposed Tenant/ Owner
Transportation Uses	Motor Freight Company/Terminal*	S	S	P	A company using trucks or other heavy load vehicles to transport goods, equipment and similar products, or a premises where cargo is stored and where heavy load vehicles load and unload cargo, but excluding trucking as accessory to the primary use of the production or manufacture of goods or products. This term includes companies that move residential or commercial belongings and premises where such belongings are stored for any period of time.	The Frederick Companies (Trucking, Warehousing, and Industrial Storage Yards)
Commercial Uses	Heavy Machinery Sales/Storage*	S	S	P	A building or open area used for the display, sale, rental or storage of heavy machinery, tractors or similar machines, or a group of machines which function together as a unit.	
Commercial Uses	Truck Sales & Storage	S	S	P		
Industrial & Related Uses	Low Risk Industrial Manufacturing Not Wholly Enclosed Within a Building		S	S		
Industrial & Related Uses	Low Risk Industrial Manufacturing Wholly Enclosed Within a Building		S	P		

Use Clarifications

We want to be clear regarding intended uses:

- **No truck or trailer storage** is proposed as part of this SUP request.
- The City has expressed that it does not desire truck- or trailer-storage oriented businesses at this location, and we fully respect and align with that position.

Our focus is on **attractive, low-intensity light industrial users**—such as contractors, service-based industrial tenants, or suppliers that may require **incidental outdoor storage** without generating excessive traffic, noise, or nuisance impacts.

Conclusion

This request respects the City's policy direction and **reactivates a long-vacant property with** improved site aesthetics.

We believe the proposed request is **reasonable, context-sensitive, and in the City's best interest**, and we welcome continued dialogue with staff and the Commission to address any questions or conditions.

Thank you for your time and consideration.

Respectfully submitted,



John Gonzalez
RTG Capital
8235 Douglas Ave., Suite 350
Dallas, TX 75225
Ph: [214.578.1760](tel:214.578.1760)
Email: jgonzalez@rtgcapital.com

**Zoning and SUP Approval
3 of 5 Parcels
Ordinance NO. 2026-02-1221
(for reference)**

CITY OF HUTCHINS
ORDINANCE NO. 2026-02-1221

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 WITH TRACT 2 CONSISTING OF ±10.4903 ACRES OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, DALLAS COUNTY, TEXAS AND BEING A TRACT OF LAND CONVEYED TO T.S. MILLER LTD., RECORDED IN VOLUME 98237, PAGE 5044, DEED RECORDS, DALLAS COUNTY TEXAS; TRACT 3 CONSISTING OF ±5.000 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; TRACT 4 CONSISTING OF ±7.8516 ACRES OF LAND SITUATED IN THE THOMAS FREEMAN SURVEY, ABSTRACT NO. 453, AND THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, AND SAID TRACT OF LAND BEING A PART OF TRACTS 1 AND 3 IN A WARRANTY DEED CONVEYED TO J.R.; EACH TRACT OF LAND 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, be and the same are hereby amended to grant a change in zoning from Highway Commercial (HC) to Light Industrial (LI) and allowing for Specific Use Permits on three (3) tracts of land with Tract Two consisting of ±10.4903 acres of land situated in the William Gatlin Survey, Abstract No.

499, Dallas County, Texas and being a tract of land conveyed to T.S. Miller Ltd., recorded in Volume 98237, Page 5044, Deed Records, Dallas County, Texas; Tract 3 consisting of ± 5.000 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; Tract 4 consisting of ± 7.8516 acres of land; situated in the Thomas Freeman Survey, Abstract No. 453, and the William Gatlin Survey, Abstract No. 499, and said tract of land being a part of Tracts 1 and 3 in a Warranty Deed conveyed to J.R.; each tract of land being more particularly described in Exhibit "A" (the "Property"); and allowing for Specific Use Permits without special conditions.

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. The Property will allow for Specific Use Permits (SUPs) without special conditions as follows:

- (a) Transportation Uses for a motor freight company/terminal;
- (b) Commercial Uses for heavy machinery sales and storage;
- (c) Commercial Uses for truck sales and storage;
- (d) Industrial and Related Uses for low risk industrial manufacturing not wholly enclosed within a building; and
- (e) Industrial and Related Uses for low risk industrial manufacturing wholly enclosed within a building.

SECTION 4. 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 5. 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 6. 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 7. 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 8. 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 9. 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 10. 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 16th DAY OF MARCH 2026.

CITY OF HUTCHINS, TEXAS

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida Jr., City Attorney
(02-26-2026: 4933-5372-1234, v. 1)

EXHIBIT "A"

Description

Current Legal Description ¹

TIRACT2:

BEING A TRACT OF LAND SITUATED IN THE WILLIAM GAHIN SURVEY. ABSTRACT NO. 499, DALLAS COUNTY, TEXAS AND BEING A PART OF LAND CONVEYED TO T.S. MILLER, LTD., RECORDED IN VOLUME 98237, PAGE 5044, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID MILLER TRACT, SAID POINT BEING ON THE NORTHEAST LINE OF S. INTERSTATE 45 (300' R.O.W.), SAID POINT BEING N. 22° 46' 00" W 8.91.33 Ft. FROM THE NORTHWEST CORNER OF MILTON TRUCK LINE ADDITION, AN ADDITION TO THE CITY OF HUTCHINS RECORDED IN VOLUME 93H7, PAGE 1437, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE N 22° 46' 00" W, ALONG THE NORTHEAST LINE OF SAID S. INTERSTATE 45, A DISTANCE OF 490.64 Ft. TO A 3/4 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID MILLER TRACT;

THENCE N 59° 40' 00" E, LEAVING THE NORTHEAST LINE OF SAID S. INTERSTATE 45 AND ALONG THE NORTH LINE OF SAID MILLER TRACT, A DISTANCE OF 910.50 FT. TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID MILLER TRACT;

THENCE S 27° 48' 00" E, ALONG THE EAST LINE OF SAID MILLER TRACT, A DISTANCE OF 494.49 FT. TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID MILLER TRACT;

THENCE S 60° 07' 33" W, ALONG THE SOUTH LINE OF SAID MILLER TRACT, A DISTANCE OF 953.28 FT. TO THE POINT OF BEGINNING AND CONTAINING 10.4903 ACRES (456,956 SQ. FT.), OF LAND, MORE OR LESS.

TIRACT3:

BEING A TRACT OF 5.000 ACRES OF LAND IN THE WILLIAM GAHIN SURVEY ABST. NO. 499, DALLAS COUNTY, TEXAS, AND BEING PART OF A CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO T.E. CAMPBELL, RECORDED IN VOLUME 1, PAGE 412 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS; AND SAID 5.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

¹ See Attached Survey to file out legal descriptions and tract numbers. Subject will be re-platted subject to zoning change. approved.

EXHIBIT "A"

COMMENCING AT THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED 10 T.E GAMBELL IN VOLUME 0, PAGE 3.21, DEED RECORDS, DALLAS COUNTY, TEXAS, A FENCE CORNER;

THENCE NORTH 27 DEGREES 48 MINUTES WEST, ALONG THE NORTHEAST LINE OF SAID CAMPBELL TRACTS, 431.69 FEET, TO THE POINT OF BEGINNING OF THE 5.000 ACRE TRACT DESCRIBED HEREIN;

THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, 998.15 FEET TO A POINT IN THE NORTHEAST LINE OF U.S. HIGHWAY NO. 75;

THENCE NORTH 22 DEGREES 46 MINUTES 00 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID HIGHWAY, 223.27 FEET;

THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, 973.55 FEET TO THE NORTHEAST LINE OF SAID CAMPBELL TRACT;

THENCE SOUTH 27 DEGREES 48 MINUTES 00 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID CAMPBELL TRACT, 221.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.

TRACT 4:

BEING A TRACT OF LAND SITUATED IN THE THOMAS FREEMAN SURVEY, ABSTRACT NO. 453, AND THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, AND SAID TRACT OF LAND BEING A PART OF IRACIS 1 AND 3 IN A WARRANTY DEED CONVEYED TO J.I.R.

MARRIOTT AND B.O. MARRIOTT RECORDED IN VOLUME 851, PAGE 5536, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD WITH ALBERT HALFFCAMP AT THE SOUTHWEST CORNER OF SAID TRACT 3, SAID POINT BEING NORTH 50 DEGREES 45 MINUTES 34 SECONDS EAST, 69.56 FEET FROM A FOUND 3/4 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF INTERSTATE HIGHWAY 45 (300 FOOT R.D.W.J, SAID BEGINNING POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO D.R. TURNER, DATED 5/25/66, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 18 DEGREES 08 MINUTES 43 SECONDS WEST, (DHD-NORTH 18 DEGREES 52 MINUTES WEST), ALONG THE COMMON LINE OF SAID IRACIS 3 AND SAID TURNER TRACT, A DISTANCE OF 188.28 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF RAWLINS BRANCH;

THENCE ALONG THE CENTERLINE OF RAWLINS BRANCH THE FOLLOWING CALLS:

EXHIBIT "A"

Section E, Item1.

THENCE NORTH 80 DEGREES 50 MINUTES 15 SECONDS EAST, A DISTANCE OF 229.82 FEET TO A POINT FOR CORNER; THENCE NORTH 11 DEGREES 59 MINUTES 48 SECONDS EAST, A DISTANCE OF 136.39 FEET TO A POINT FOR CORNER; THENCE NORTH 16 DEGREES 44 MINUTES 04 SECONDS EAST, A DISTANCE OF 439.13 FEET TO A POINT FOR CORNER; THENCE NORTH 38 DEGREES 27 MINUTES 41 SECONDS EAST, A DISTANCE OF 110.67 FEET TO A POINT FOR CORNER; THENCE NORTH 3 DEGREES 54 MINUTES 23 SECONDS WEST, A DISTANCE OF 41.11 FEET TO A POINT FOR CORNER; THENCE SOUTH 88 DEGREES 12 MINUTES 33 SECONDS EAST, A DISTANCE OF 91.86 FEET TO A POINT FOR CORNER; THENCE SOUTH 75 DEGREES 38 MINUTES 29 SECONDS EAST, A DISTANCE OF 146.23 FEET TO A POINT FOR CORNER;

THENCE SOUTH 62 DEGREES 07 MINUTES 19 SECONDS EAST, A DISTANCE OF 167.88 FEET TO A POINT FOR CORNER ON A SOUTHEAST LINE OF SAID TRACT 1;

THENCE SOUTH 3 DEGREES 23 MINUTES 08 SECONDS WEST, (DEED-SOUTH 2 DEGREES 45 MINUTES WEST), LEAVING THE

CENTERLINE OF SAID RAWLINS BRANCH AND ALONG A SOUTHEAST LINE OF SAID TRACT 1, A DISTANCE OF 395.10 FEET TO A FOUND THREADED IRON ROD FOR THE SOUTHEAST CORNER OF SAID TRACT 1, SAID POINT ALSO BEING ON THE NORTHEAST LINE OF SAID MILLER TRACT;

THENCE SOUTH 62 DEGREES 44 MINUTES 54 SECONDS WEST, ALONG THE COMMON LINE OF SAID TRACTS 1 AND 3 WITH SAID MILLER TRACT, A DISTANCE OF 840.96 FEET (DEED-848.00 FEET), TO THE POINT OF BEGINNING AND CONTAINING 7.8516 ACRES (342,016 SQUARE FEET) OF LAND, MORE OR LESS.

As-Built Survey

ITEMS CORRESPONDING TO SCHEDULE B-II

- ① The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
- THE FOLLOWING AFFECTS TRACTS 1, 2 AND 3
- ① Easement: Electric transmission and distribution
Recorded: 11/14/1933 in Volume 1817, Page 566, of the Deed Records, Dallas County, Texas.
Unable to determine location given provided document information.
- ② Easement: Electric transmission and distribution
Recorded: 3/5/1935 in Volume 1873, Page 603, of the Deed Records, Dallas County, Texas.
Unable to determine location given provided document information.
- ① Easement: Electric transmission and/or distribution
Recorded: 7/8/1948 in Volume 3001, Page 95, of the Deed Records, Dallas County, Texas.
Unable to determine location given provided document information.
- ① Easement: Electric transmission and/or distribution
Recorded: 1/18/1949 in Volume 3081, Page 488, of the Deed Records, Dallas County, Texas.
Unable to determine location given provided document information.
- ① Easement: Communication systems
Recorded: 5/10/1950 in Volume 3301, Page 399, of the Deed Records, Dallas County, Texas.
Not shown, blanket in nature; Unable to identify location of easement.
- ① Easement: Communication systems
Recorded: 5/15/1950 in Volume 3304, Page 600, of the Deed Records, Dallas County, Texas.
Not shown, blanket in nature; Unable to identify location of easement.
- ① ~~Easement: Communication systems
Recorded: 8/16/1950 in Volume 3560, Page 108, of the Deed Records, Dallas County, Texas.
Not shown, does not affect.~~
- ① ~~Easement: Communication systems
Recorded: 8/16/1950 in Volume 3560, Page 110, of the Deed Records, Dallas County, Texas.
Not shown, does not affect.~~
- THE FOLLOWING AFFECTS TRACT 1 ONLY
- ① Mineral and/or royalty interest
Recorded: 1/12/2012 in County Clerk's File No. 201200009798 of the Official Public Records of Dallas County, Texas.
Not shown, blanket in nature.
- ① THE FOLLOWING AFFECTS TRACT 3 ONLY
- ① Easement: Overhead electric supply and communications lines Recorded: 9/2/1992 in Volume 92172, Page 87, of the Real Property Records, Dallas County, Texas. **Shown hereon.**
- ① THE FOLLOWING AFFECTS TRACT 4 ONLY
- ~~Easement: Drainage
Recorded: 10/10/1977 in Volume 77202, Page 754, of the Real Property Records, Dallas County, Texas.
Not shown, does not affect.~~
- ① ~~Easement: Communication systems
Recorded: 10/10/1977 in Volume 77202, Page 771, of the Real Property Records, Dallas County, Texas.
Not shown, does not affect.~~
- ① Terms, conditions, provisions and stipulations contained in the document entitled Affidavit to the Public evidencing an on-site wastewater treatment system or on-site sewage facility (OSSF), as recorded on 12/28/1999, in Volume 99250, Page 2475, Real Property Records, Dallas County, Texas. **Not shown, blanket in nature.**

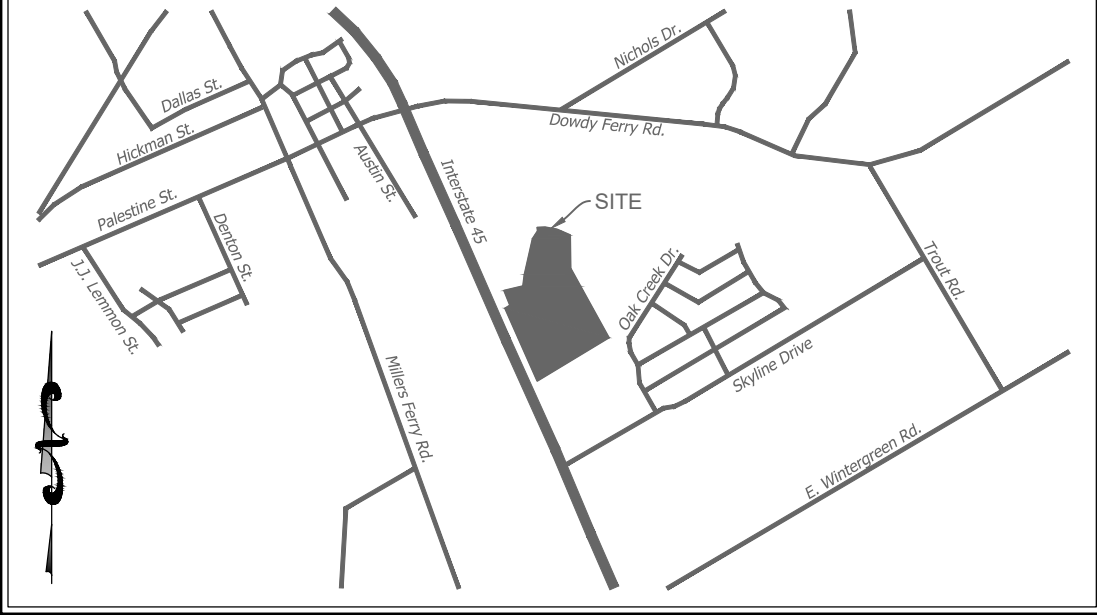
ZONING INFORMATION

Pursuant to Table A Items 6 (a) and 6 (b), Zoning data obtained from zoning report# 170554-1 dated: 02/21/24 prepared by The Planning and Zoning Resource Company, Sheri Klatt, 405-840-4344 x4424 S.Klatt@pzzr.com.

The current zoning classification for the property is Parcel 10180200 & 1049000 - "LI" Light Industrial; Parcel 10490200 & 10480000 - "HC" Highway Commercial; Parcel 10490100 - Unincorporated - No Zoning.

Item	Required	Conforming Y/N
FRONT SETBACK	LI: 50 FEET	YES
SIDE/REAR SETBACK	LI: 25 FEET	YES
BUILDING HEIGHT	LI: 3 stories/45 FEET; HC: 8 stories	YES
MINIMUM LOT AREA	LI: 20,000 SF; HC: 10,000 SF	YES
MINIMUM LOT WIDTH	LI: 100 FEET; HC: 80 FEET	YES
MAXIMUM LOT COVERAGE	LI: 65%; HC: 50%	YES
PARKING	1 per 500 SF (min. 5); 1 truck; 1 bay; 1 tow	YES

VICINITY MAP - NOT TO SCALE



UTILITY NOTE

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

MISCELLANEOUS NOTES

- MNV1 Survey prepared by Golden Land Surveying, 4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120, (405) 802-7883, troy@goldens.com.
- MNV2 Pursuant to Table A Item 2, The address of 904, 1080, 1300 & 1310 S. Interstate 45 Service Road, Hutchins, Texas 75141 was posted on signage on the surveyed property.
- MNV3 Pursuant to Table A Item 4, The surveyed property contains a total area of 1,233,670 Sq. Ft. or 28.3212 Acres, more or less.
- MNV4 Only observable surface and above ground structures were located. No underground improvements, such as foundation footings, located. All dimensions shown are in feet and decimals thereof.
- MNV5 The Property has direct access to S. Interstate 45 Service Road, being a dedicated public street.
- MNV6 Pursuant to Table A Item 9, The total number of striped parking spaces on the subject property is 153, including 2 designated handicap spaces.
- MNV7 Pursuant to Table A Items 10, There are no division or party walls with respect to adjoining properties.
- MNV8 Pursuant to Table A Item 13, Adjoiner information shown hereon was obtained from the county's property appraiser web site.
- MNV9 The surveyor was not provided with a specified street from the client pursuant to Table A Item 14. The intersection of S. Interstate 45 Service Road and Skyline Drive is located 1009' from the S/E corner of subject property.
- MNV10 Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.
- MNV11 Pursuant to Table A Item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
- MNV12 Pursuant to Table A Item 18, Plottable easement or servitudes provided to the surveyor are shown hereon.
- MNV13 At the time of the survey, there was no observed evidence of substantial areas of refuse.
- MNV14 Ownership of fences, if any, was not determined under the scope of this survey.
- MNV15 At the time of this survey, there was no observable evidence of site use as a burial ground or cemetery.
- MNV16 The parcels are contiguous along their common boundary lines with no gaps, gores or strips.
- MNV17 A assumed bearing of North 23° 51' 05" East as the Southwest line of the subject property per Texas State Plane Grid Texas North Central was used as the basis of bearing for this survey.
- MNV18 All unit of measurements are US Survey feet (Ground).

LEGEND OF SYMBOLS & ABBREVIATIONS

	POWER POLE		GAS METER
	LIGHT POLE		GAS VALVE
	GUY ANCHOR		GAS MARKER
	ELECTRIC METER		OIL PIPELINE MARKER
	ELECTRIC BOX		SIGN
	ELEC. TRANSFORMER		FIRE HYDRANT
	ELEC. MANHOLE		WATER MANHOLE
	ELEC. PEDESTAL		WATER VALVE
	ELEC. PULL BOX		WATER METER
	SPOT LIGHT		DOWN SPOUT
	SANITARY SEWER MANHOLE		AIR CONDITIONER
	SANITARY SEWER CLEANOUT		TRAFFIC SIGNAL
	STORM SEWER MANHOLE		TRAFFIC SIGNAL BOX
	TELEPHONE MARKER		PEDESTRIAN CROSSING SIGNAL
	TELEPHONE RISER		GREASE TRAP
	TELEPHONE MANHOLE		MAIL BOX
	TELEPHONE PULL BOX		FLAG POLE
	CABLE TV PEDESTAL		SECTION CORNER
	CABLE TV MARKER		QUARTER CORNER
	CABLE TV PULL BOX		SET IRON PIN W/CAP
	FIBER OPTIC MARKER		SET MAG NAIL W/WASHER
	IRRIGATION CONTROL VALVE		FOUND MONUMENT
	SPRINKLER HEAD		RIGHT OF WAY MARKER
	BOLLARD		TREE
	FIRE DEPARTMENT CONNECT		BUSH
	PROPANE TANK		YARD HYDRANT/SPICKET
	WATER LINE		BENCHMARK
	GAS LINE		FIBER OPTIC LINE
	SANITARY SEWER LINE		PROPERTY LINE
	TELEPHONE LINE		LOT LINE
	ELECTRIC LINE		EASEMENT LINE
	OVERHEAD POWERLINE		SECTION LINE
	BARBED WIRE FENCE		CHAIN LINK FENCE
	IRON FENCE		WOOD PANEL FENCE
	GUARD RAIL		
	S.I.P.-SET IRON PIN		I.P.-IRON PIN
	F.I.P.-FOUND IRON PIN		CMP-CORRUGATED METAL PIPE
	B.U.L.-BUILDING LIMIT LINE		RCP-REINFORCED CONCRETE PIPE
	U/E-UTILITY EASEMENT		
NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "DCE RPLS 6904" UNLESS NOTED OTHERWISE			

FLOOD NOTE

Pursuant to Table A Item 3, Said described property in, by graphical plotting only, located within an area having a Zone Designation "X", "AE", & "Floodway" by FEMA, on Flood Insurance Rate Map No. 48113C0514L, dated 7/7/2014, and is in a special flood hazard area. No field surveying was performed to determine this zone.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
02/08/2024	FIRST DRAFT		
02/16/2024	NETWORK COMMENTS		
02/21/2024	ZONING		
FIELD WORK:		DRAFTED: BT	CHECKED BY: TD
			FB & PG:

SIGNIFICANT OBSERVATIONS

A No significant observations were made at the time of the survey.

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

ALTA/NSPS LAND TITLE SURVEY

for
Alterra - Hutchins
NV5 Project No. 202304488-001

904, 1080, 1300 & 1310 S. Interstate 45 Service Road, Hutchins, TX 75141

**Based upon Title Commitment No. 23-1550-TX
of First American Title Insurance Company
Bearing an effective date of November 21, 2023**

Surveyor's Certification

To: First American Title Insurance Company; and Bock & Clark Corporation, an NV5 Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on 2/6/2024.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3, Land Title Survey.

PRELIMINARY

Troy Dee
Registration No. 6904
In the State of Texas
Date of survey: February 8, 2024
Date of last revision: February 21, 2024
Network Project No. 202304488-001-RLS

Golden Job No: 241181

Prepared By
GOLDEN
LAND SURVEYING

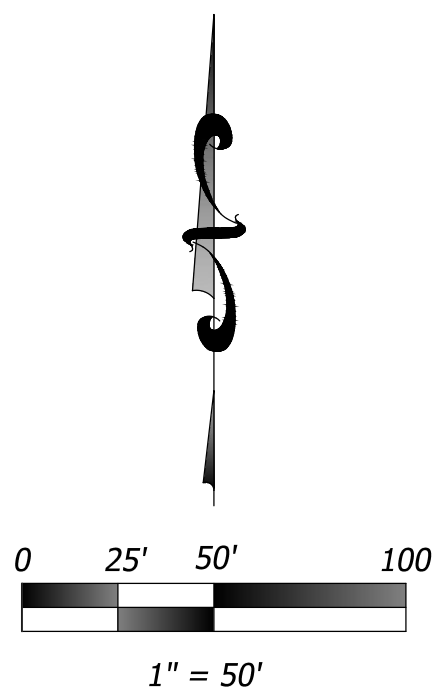
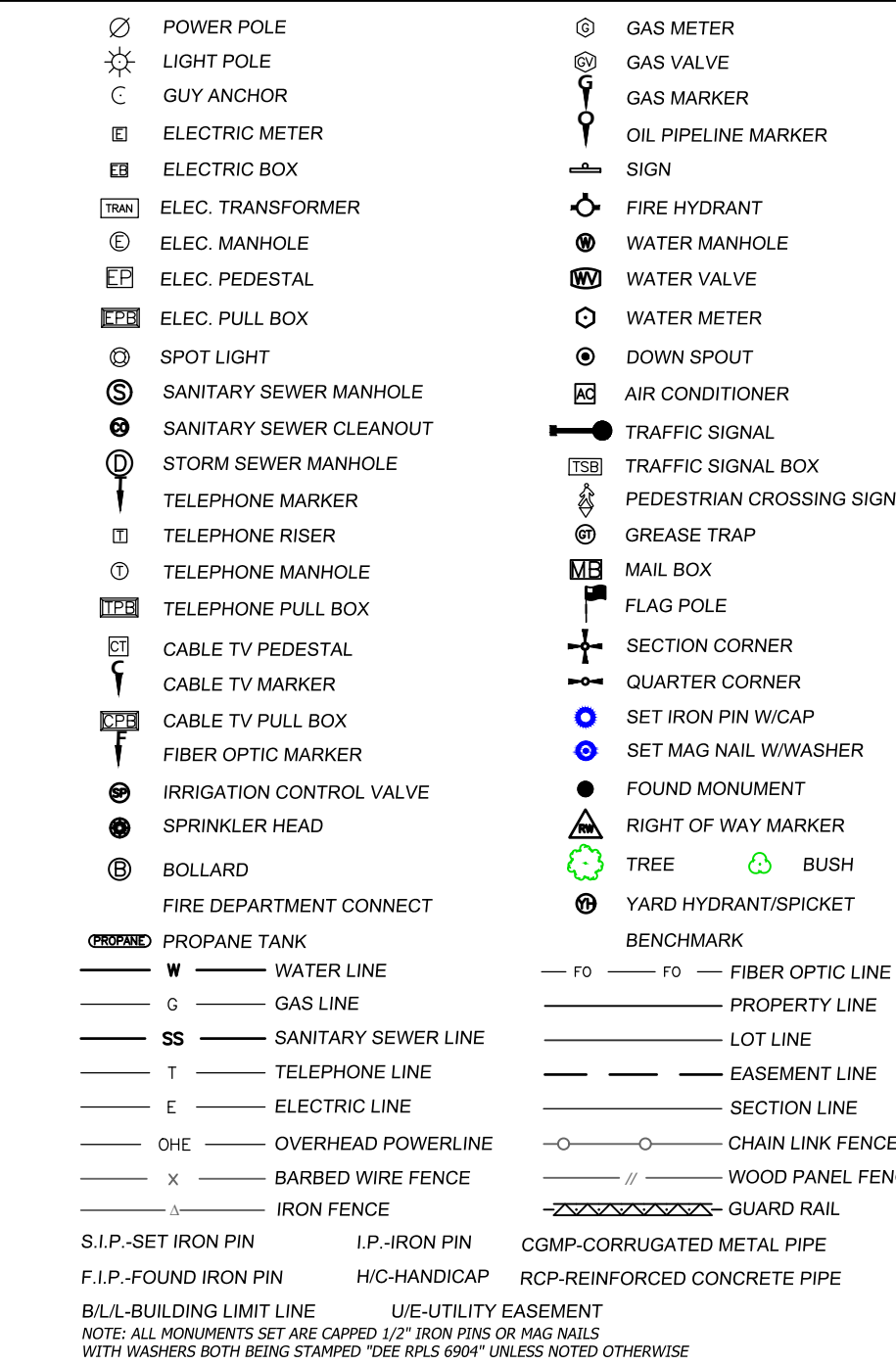
Bock & Clark Corporation
an NV5 Company

NV5

Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333

www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

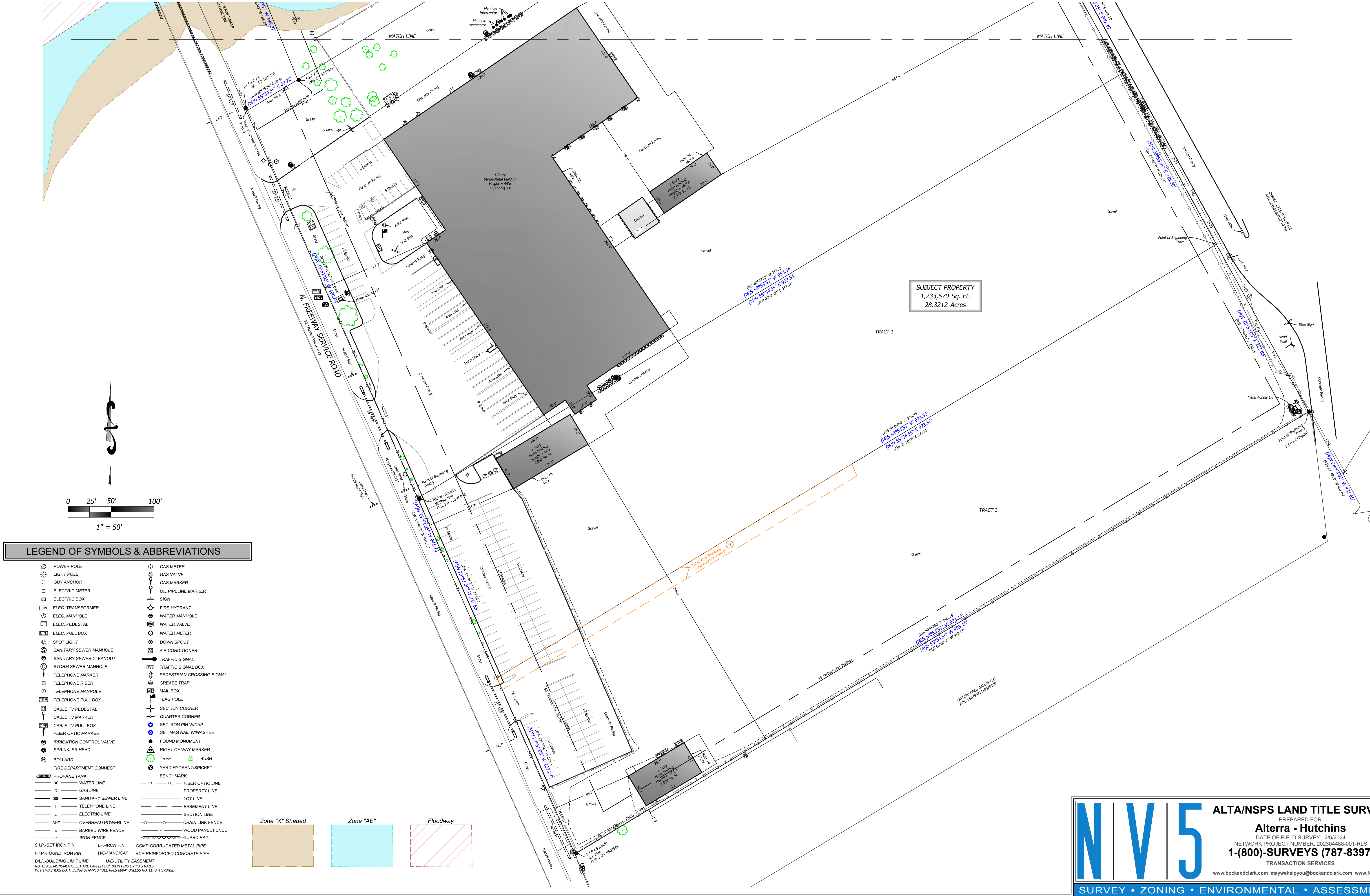


N V 5

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR
Altara - Hutchins
 DATE OF FIELD SURVEY: 2/8/2024
 NETWORK PROJECT NUMBER: 202304488-001-RLS
1-(800)-SURVEYS (787-8397)
 TRANSACTION SERVICES

www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com





STAFF REPORT

MEETING DATE:	July 27, 2026
MEETING TYPE:	Planning & Zoning
SUBMITTED BY:	Blake Moore
AGENDA CAPTION:	Discuss and consider a rezone by John Gonzalez of RTG Capital for 1080 S. IH-45: 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)
Presented by: Chief Building Official Blake Moore	

Background Information

John Gonzalez of RTG Capital is purchasing the LKQ property and has recently been approved for 3 parcels of that property for Rezoning to LI and SUP to better suit future tenants. As part of the approval they have agreed to annex the portion of property that is in the ETJ into the City Of Hutchins. When a piece of property is annexed into the city it is automatically zoned as Agricultural therefore to meet their needs for future use they are requesting it to be rezoned to LI which will then make all 4 parcels of land LI. Their focus is to attract **low-intensity, Light Industrial users** such as contractors, service based industrial tenants, or suppliers—that may require **incidental outdoor storage** without generating excessive traffic, noise, or nuisance impacts.

Desired Uses include service-oriented contractors with limited outdoor material storage, operating primarily during normal business hours such as:

- Commercial fencing & gate systems
- Architectural metal / railings
- Precast architectural elements
- Decorative concrete / masonry products
- Shade structures & canopies
- Roofing systems manufacturers
- Commercial window & glazing suppliers
- Curtain wall / façade subcontractors
- Solar mounting systems (non-retail) Architectural millwork shops
- Truss or LVL component fabricators
- Custom cabinetry shops (commercial)
- Engineered wood products distributor
- Electrical apprenticeship programs
- Welding schools
- HVAC training centers

- Utility workforce training yards
- Electrical co-op staging
- Fiber maintenance yards
- Water district service centers
- Traffic signal maintenance facilities
- Agricultural equipment
- Compact construction equipment
- Trailers for sale only (not storage)
- Specialized vehicles (utility, service bodies)

Their commitment to the City Of Hutchins is to work collaboratively with the City, and are willing to undertake Needed improvements as part of this zoning request:

Staff has reviewed the RE Zoning Application and all corrections requested have been made. This project complies with the future land use map and comprehensive plan.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff Recommends Approval with a condition of approval pending the city council approval of the request for voluntary annexation.

Supporting Documentation and Attachments





Zoning Application

CITY OF HUTCHINS
321 N. Main
Hutchins, Texas 75141
(972) 225-6121

- ☐ General Zoning Request
☐ Standard Zoning or Rezoning
☐ Planned Development
☐ Site Plan - New or Amended
☐ Planned Development Concept Plan - New or Amended
☒ SUP
- PROPERTY INFORMATION**

FILE NO: _____

Address/Location: Multiple Addresses - See Attached		Existing Use: Vacant- Auto Salvage
Lot(s):	Block:	Current Zoning: Highway Commercial (HC) - SUP Auto Storage Facility
# of Acres: 5.0	# of Lots: 2 total	# of Units: N/A

APPLICANT INFORMATION

Name: John Gonzalez		Company: RTG Capital	
Mailing Address: 8235 Douglas Ave., Suite 350			
City: Dallas	State: TX	Zip: 75225	
Phone: 214.578.1760	Fax:	Email: jgonzalez@rtgcapital.com	

OWNER INFORMATION

Name: Robert Gunby		Company: RTG Capital	
Mailing Address: 8235 Douglas Ave., Suite 350			
City: Dallas	State: TX	Zip: 75225	
Phone:	Fax:	Email:	

Applications must be complete and have all supporting documents turned in no later than 2:00 pm on submittal day.

ZONING APPLICATION SUBMITTAL REQUIREMENTS

(See Fee Schedule For All Amounts)

- ☒ Concept Plan 24"x36", 4 copies (folded)
☒ Site Plan / Concept Plan Checklist
☒ Legal Description
☒ Letter stating reason for request
- ☒ CD of electronic version (pdf) of proposed plans
- Fee: **\$750**

APPLICANT AUTHORIZATION:

- ☒ I will represent the application myself; or
- ☐ I authorize _____ (name of applicant) to represent this application on my behalf. The named applicant shall be the principal person for responding to all requests and to attend all meetings.

Owner's Signature: Robert T Gunby Date: 2/20/26

STATE OF TEXAS
COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Robert T Gunby
the above signed, who, under oath, stated the following: "I hereby certify that I am the owner or authorized corporate representative for the purposes of this application; that all information submitted herein is true and accurate."

Subscribed and sworn to before me this 20th day of February, 2026
Monica D Smith
Notary Public in and for the State of Texas



This application is not considered accepted by the City until the Building Official or his designee has signed below.

CITY OF HUTCHINS: Acknowledged By: Haley Taylor Date: 7/2/2026

LKQ Addresses and Legal Description

1080 S IH-45 – Highway Commercial Zoning

- 1: WILLIAM GATLIN ABST 499 PG 811
- 2: TR 49.2 ACS 0.474
- 3:
- 4: INT2012000009798 DD12292011 CO-DC

1080 S IH-45 – ETJ Zoning

- 1: WILLIAM GATLIN ABST 499 PG 811
- 2: TR 49.1 ACS 4.526
- 3:
- 4: INT2012000009798 DD12292011 CO-DC

Entire Combined Tract**LEGAL DESCRIPTION – 5ac tract**

BEING 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 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 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, 223.27 feet along the northeast line of said Highway;

THENCE N 60°00'00" E, 973.55 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 5.000 acres of land.

ETJ Portion**LEGAL DESCRIPTION – 4.526ac tract**

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.

City of Hutchins Portion

LEGAL DESCRIPTION – 0.474 ac tract

BEING 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 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 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, 223.27 feet along the northeast line of said Highway;

THENCE N 60°00'00" E, 973.55 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 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;

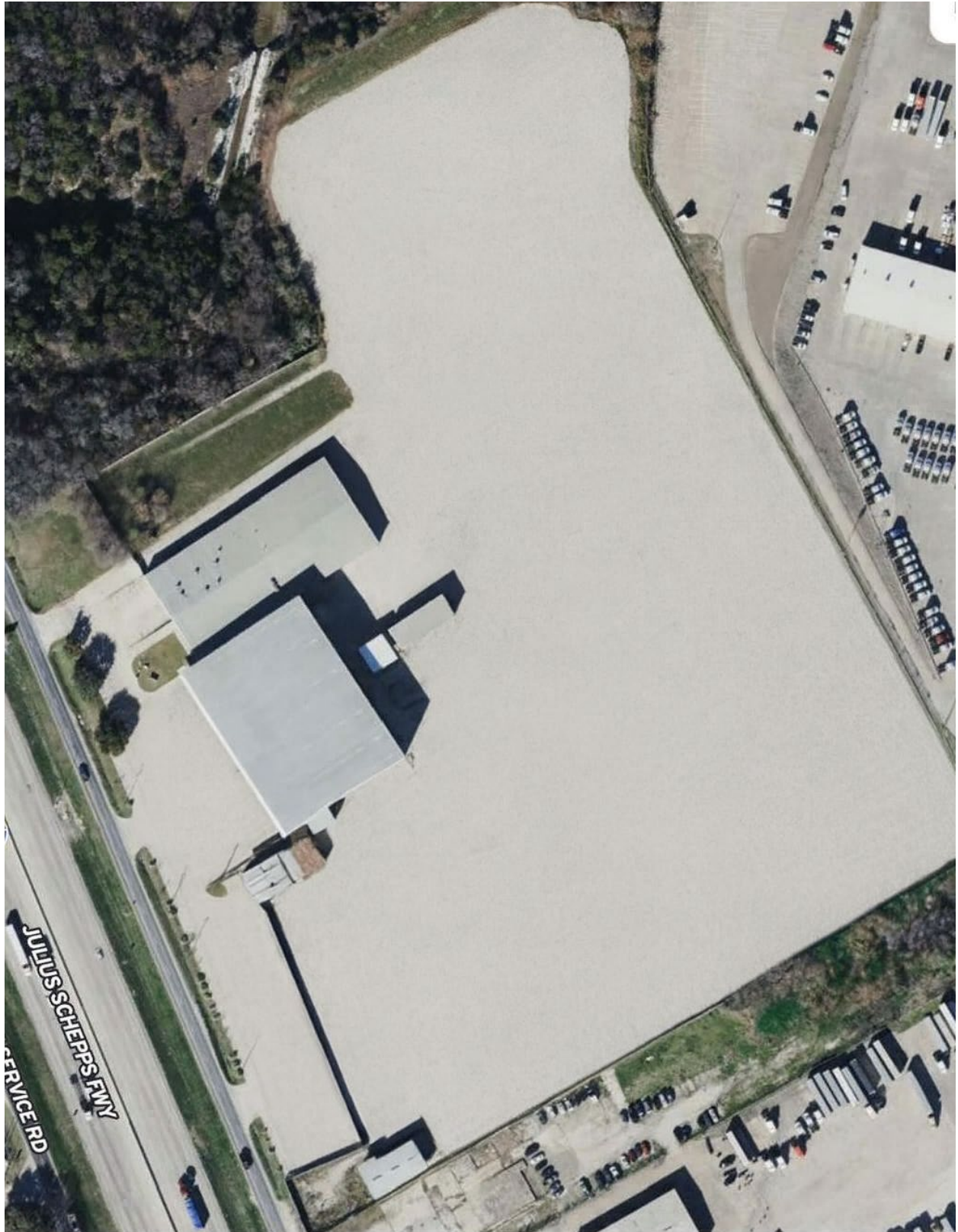
THENCE N 60°00'00" E, 212.69 feet to a point for corner;

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.

Site Plan



Concept Plan



Aerial Photo (Surrounding Uses)

Section E, Item2.





Zoning & SUP Request Letter

(Light Industrial with Outdoor Storage)

City of Hutchins
City Hall
Attn: Planning & Zoning Commission
321 N. Main Street
Hutchins, Texas 75141

RE: Former LKQ Site - 1080 S IH 45 – Zoning & Specific Use Permit Application

To Whom It May Concern:

We respectfully submit this request for Light Industrial Zoning and the following Specific Use Permits (SUP) for the subject property located within the City of Hutchins. This application is complementary with our recent Light Industrial zoning and SUP applications for this site, and it bookends that request with the several compatible uses we have found that were not automatically permissive within the Light Industrial Zoning designation alone.

Project Summary

The LKQ Former Site currently consists of a ±87,000 square foot warehouse facility situated on 28.3 acres along Interstate 45 in Hutchins, TX, a strategic infill location with excellent access to I-20 and I-45. The asset includes two distinct areas: ±41,000 SF serviced by 7 grade-level doors and ±46,000 SF with 20 dock-high doors. With 40' clear height, secured perimeter fencing, a stabilized yard, and zoning that permits outside storage, **the property is well-suited for logistics, transportation, and industrial users**. The facility benefits from its interstate frontage and significant yard-to-building ratio. The location and site characteristics are ideal for tenants requiring both warehousing and large-format outdoor storage.

The site has been **vacant for over a year** and currently represents an underutilized asset within an established industrial corridor. Our objective is to tenant the property with **low-impact, well-maintained light industrial users** that are compatible with the City’s long-term land use goals while improving the appearance and functionality of the site.

Application Description

Three of the five parcels that comprise the site were recently approved by the City (March 16, 2026, Ordinance No. 2026-02-1221) for both Light Industrial Zoning and the SUPs described herein. Those three sites are delineated in blue in the graphic below.

This application serves to re-zone and provide specific use permits to the remaining two interior parcels (highlighted in green and orange below) to match same zoning and SUPs as those applied for and granted in March to the three larger tracts. The two parcels that are the subject of this application are a 0.474-acre tract (delineated in orange below) currently zoned highway commercial and a 4.526-acre tract (highlighted in green below) currently located in the ETJ. The 4.526-acre tract will have been annexed and zoned agriculturally prior to the hearing of this proposed ordinance.

LKQ Site Parcels



Site Improvements & Commitments

The development team is working collaboratively with the City of Hutchins Planning and Zoning team and has committed to the following improvements as part of this request:

- Comprehensive **site cleanup and maintenance**
- **Exterior paint** and aesthetic upgrades where applicable
- **Landscaping enhancements** along visible frontages and boundaries
- Continued upkeep of the **existing paved frontage**, which already provides approximately **132 striped parking spaces** for employees and customers and access to 27 warehouse bays, and
- **Full paving of all maneuvering, loading and vehicle storage areas in addition to paving of off-street parking areas**

These improvements will materially enhance the site's visual quality and ensure it reflects positively on the surrounding area.

Intended Uses

Our focus is to attract **low-intensity, Light Industrial users** such as contractors, service-based industrial tenants, or suppliers—that may require **incidental outdoor storage** without generating excessive traffic, noise, or nuisance impacts.

Desired Uses include service-oriented contractors with limited outdoor material storage, operating primarily during normal business hours such as:

• Commercial fencing & gate systems • Architectural metal / railings • Precast architectural elements • Decorative concrete / masonry products • Shade structures & canopies • Roofing systems manufacturers • Commercial window & glazing suppliers • Curtain wall / façade subcontractors • Solar mounting systems (non-retail) • Architectural millwork shops • Truss or LVL component fabricators • Custom cabinetry shops (commercial)	• Engineered wood products distributor • Electrical apprenticeship programs • Welding schools • HVAC training centers • Utility workforce training yards • Electrical co-op staging • Fiber maintenance yards • Water district service centers • Traffic signal maintenance facilities • Agricultural equipment • Compact construction equipment • Trailers for sale only (not storage) • Specialized vehicles (utility, service bodies)
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Specific Use Permits (SUP)

The petitioners wish to enable the property to attract logistical fleet, warehousing, and industrial storage solution companies that may have the need for warehousing and data storage related construction materials. Items such as large cabling or wiring spools may be among the outdoor storage needs for such a company.

The following compatible uses are believed to be reasonable and in line with the long-term land use goals of City of Hutchins planning and zoning leadership team.

Category	Land Use	HC	LI	HI	Definitions	Current/ Proposed Tenant/ Owner
Transportation Uses	Motor Freight Company/Terminal*	S	S	P	A company using trucks or other heavy load vehicles to transport goods, equipment and similar products, or a premises where cargo is stored and where heavy load vehicles load and unload cargo, but excluding trucking as accessory to the primary use of the production or manufacture of goods or products. This term includes companies that move residential or commercial belongings and premises where such belongings are stored for any period of time.	The Frederick Companies (Trucking, Warehousing, and Industrial Storage Yards)
Commercial Uses	Heavy Machinery Sales/Storage*	S	S	P	A building or open area used for the display, sale, rental or storage of heavy machinery, tractors or similar machines, or a group of machines which function together as a unit.	
Commercial Uses	Truck Sales & Storage	S	S	P		
Industrial & Related Uses	Low Risk Industrial Manufacturing Not Wholly Enclosed Within a Building		S	S		
Industrial & Related Uses	Low Risk Industrial Manufacturing Wholly Enclosed Within a Building		S	P		

Use Clarifications

We want to be clear regarding intended uses:

- **No truck or trailer storage** is proposed as part of this SUP request.
- The City has expressed that it does not desire truck- or trailer-storage oriented businesses at this location, and we fully respect and align with that position.

Our focus is on **attractive, low-intensity light industrial users**—such as contractors, service-based industrial tenants, or suppliers that may require **incidental outdoor storage** without generating excessive traffic, noise, or nuisance impacts.

Conclusion

This request respects the City's policy direction and **reactivates a long-vacant property with** improved site aesthetics.

We believe the proposed request is **reasonable, context-sensitive, and in the City's best interest**, and we welcome continued dialogue with staff and the Commission to address any questions or conditions.

Thank you for your time and consideration.

Respectfully submitted,



John Gonzalez
RTG Capital
8235 Douglas Ave., Suite 350
Dallas, TX 75225
Ph: [214.578.1760](tel:214.578.1760)
Email: jgonzalez@rtgcapital.com

**Zoning and SUP Approval
3 of 5 Parcels
Ordinance NO. 2026-02-1221
(for reference)**

**CITY OF HUTCHINS
ORDINANCE NO. 2026-02-1221**

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 WITH TRACT 2 CONSISTING OF ±10.4903 ACRES OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, DALLAS COUNTY, TEXAS AND BEING A TRACT OF LAND CONVEYED TO T.S. MILLER LTD., RECORDED IN VOLUME 98237, PAGE 5044, DEED RECORDS, DALLAS COUNTY TEXAS; TRACT 3 CONSISTING OF ±5.000 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; TRACT 4 CONSISTING OF ±7.8516 ACRES OF LAND SITUATED IN THE THOMAS FREEMAN SURVEY, ABSTRACT NO. 453, AND THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, AND SAID TRACT OF LAND BEING A PART OF TRACTS 1 AND 3 IN A WARRANTY DEED CONVEYED TO J.R.; EACH TRACT OF LAND 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, be and the same are hereby amended to grant a change in zoning from Highway Commercial (HC) to Light Industrial (LI) and allowing for Specific Use Permits on three (3) tracts of land with Tract Two consisting of ±10.4903 acres of land situated in the William Gatlin Survey, Abstract No.

499, Dallas County, Texas and being a tract of land conveyed to T.S. Miller Ltd., recorded in Volume 98237, Page 5044, Deed Records, Dallas County, Texas; Tract 3 consisting of ± 5.000 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; Tract 4 consisting of ± 7.8516 acres of land; situated in the Thomas Freeman Survey, Abstract No. 453, and the William Gatlin Survey, Abstract No. 499, and said tract of land being a part of Tracts 1 and 3 in a Warranty Deed conveyed to J.R.; each tract of land being more particularly described in Exhibit "A" (the "Property"); and allowing for Specific Use Permits without special conditions.

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. The Property will allow for Specific Use Permits (SUPs) without special conditions as follows:

- (a) Transportation Uses for a motor freight company/terminal;
- (b) Commercial Uses for heavy machinery sales and storage;
- (c) Commercial Uses for truck sales and storage;
- (d) Industrial and Related Uses for low risk industrial manufacturing not wholly enclosed within a building; and
- (e) Industrial and Related Uses for low risk industrial manufacturing wholly enclosed within a building.

SECTION 4. 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 5. 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 6. 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 7. 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 8. 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 9. 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 10. 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 16th DAY OF MARCH 2026.

CITY OF HUTCHINS, TEXAS

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida Jr., City Attorney
(02-26-2026: 4933-5372-1234, v. 1)

EXHIBIT "A"

Description

Current Legal Description ¹

TIRACT2:

BEING A TRACT OF LAND SITUATED IN THE WILLIAM GAHIN SURVEY. ABSTRACT NO. 499, DALLAS COUNTY, TEXAS AND BEING A PART OF LAND CONVEYED TO T.S. MILLER, LTD., RECORDED IN VOLUME 98237, PAGE 5044, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID MILLER TRACT, SAID POINT BEING ON THE NORTHEAST LINE OF S. INTERSTATE 45 (300' R.O.W.), SAID POINT BEING N. 22°46'00" W 8.91.33 Ft. FROM THE NORTHWEST CORNER OF MILTON TRUCK LINE ADDITION, AN ADDITION TO THE CITY OF HUTCHINS RECORDED IN VOLUME 93H7, PAGE 1437, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE N 22°46'00"W, ALONG THE NORTHEAST LINE OF SAID S. INTERSTATE 45, A DISTANCE OF 490.64 Ft. TO A 3/4 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID MILLER TRACT;

THENCE N 59°40'00" E, LEAVING THE NORTH-EAST LINE OF SAID S. INTERSTATE 45 AND ALONG THE NORTH LINE OF SAID MILLER TRACT, A DISTANCE OF 910.50 FT. TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID MILLER TRACT;

THENCE S 27°48'00"E, ALONG THE EAST LINE OF SAID MILLER TRACT, A DISTANCE OF 494.49 FT. TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID MILLER TRACT;

THENCE S 60°07'33"W, ALONG THE SOUTH LINE OF SAID MILLER TRACT, A DISTANCE OF 953.28 FT. TO THE POINT OF BEGINNING AND CONTAINING 10.4903 ACRES (456,956 SQ. FT.), OF LAND, MORE OR LESS.

TIRACT3:

BEING A TRACT OF 5.000 ACRES OF LAND IN THE WILLIAM GAHIN SURVEY ABST. NO. 499, DALLAS COUNTY, TEXAS, AND BEING PART OF A CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO T.E. CAMPBELL, RECORDED IN VOLUME 1, PAGE 412 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS; AND SAID 5.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

¹ See Attached Survey to file out legal descriptions and tract numbers. Subject will be re-platted subject to zoning change. approved.

EXHIBIT "A"

COMMENCING AT THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED 10 T.E GAMBELL IN VOLUME 0, PAGE 3.21, DEED RECORDS, DALLAS COUNTY, TEXAS, A FENCE CORNER;

THENCE NORTH 27 DEGREES 48 MINUTES WEST, ALONG THE NORTHEAST LINE OF SAID CAMPBELL TRACTS, 431.69 FEET, TO THE POINT OF BEGINNING OF THE 5.000 ACRE TRACT DESCRIBED HEREIN;

THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, 998.15 FEET TO A POINT IN THE NORTHEAST LINE OF U.S. HIGHWAY NO. 75;

THENCE NORTH 22 DEGREES 46 MINUTES 00 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID HIGHWAY, 223.27 FEET;

THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, 973.55 FEET TO THE NORTHEAST LINE OF SAID CAMPBELL TRACT;

THENCE SOUTH 27 DEGREES 48 MINUTES 00 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID CAMPBELL TRACT, 221.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.

TRACT 4:

BEING A TRACT OF LAND SITUATED IN THE THOMAS FREEMAN SURVEY, ABSTRACT NO. 453, AND THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, AND SAID TRACT OF LAND BEING A PART OF IRACIS 1 AND 3 IN A WARRANTY DEED CONVEYED TO J.I.R.

MARRIOTT AND B.O. MARRIOTT RECORDED IN VOLUME 851, PAGE 5536, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD WITH ALBERT HALFFCAMP AT THE SOUTHWEST CORNER OF SAID TRACT 3, SAID POINT BEING NORTH 50 DEGREES 45 MINUTES 34 SECONDS EAST, 69.56 FEET FROM A FOUND 3/4 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF INTERSTATE HIGHWAY 45 (300 FOOT R.D.W.J, SAID BEGINNING POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO D.R. TURNER, DATED 5/25/66, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 18 DEGREES 08 MINUTES 43 SECONDS WEST, (DHD-NORTH 18 DEGREES 52 MINUTES WEST), ALONG THE COMMON LINE OF SAID IRACIS 3 AND SAID TURNER TRACT, A DISTANCE OF 188.28 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF RAWLINS BRANCH;

THENCE ALONG THE CENTERLINE OF RAWLINS BRANCH THE FOLLOWING CALLS:

EXHIBIT "A"

Section E, Item2.

THENCE NORTH 80 DEGREES 50 MINUTES 15 SECONDS EAST, A DISTANCE OF 229.82 FEET TO A POINT FOR CORNER; THENCE NORTH 11 DEGREES 59 MINUTES 48 SECONDS EAST, A DISTANCE OF 136.39 FEET TO A POINT FOR CORNER; THENCE NORTH 16 DEGREES 44 MINUTES 04 SECONDS EAST, A DISTANCE OF 439.13 FEET TO A POINT FOR CORNER; THENCE NORTH 38 DEGREES 27 MINUTES 41 SECONDS EAST, A DISTANCE OF 110.67 FEET TO A POINT FOR CORNER; THENCE NORTH 3 DEGREES 54 MINUTES 23 SECONDS WEST, A DISTANCE OF 41.11 FEET TO A POINT FOR CORNER; THENCE SOUTH 88 DEGREES 12 MINUTES 33 SECONDS EAST, A DISTANCE OF 91.86 FEET TO A POINT FOR CORNER; THENCE SOUTH 75 DEGREES 38 MINUTES 29 SECONDS EAST, A DISTANCE OF 146.23 FEET TO A POINT FOR CORNER;

THENCE SOUTH 62 DEGREES 07 MINUTES 19 SECONDS EAST, A DISTANCE OF 167.88 FEET TO A POINT FOR CORNER ON A SOUTHEAST LINE OF SAID TRACT 1;

THENCE SOUTH 3 DEGREES 23 MINUTES 08 SECONDS WEST, (DEED-SOUTH 2 DEGREES 45 MINUTES WEST), LEAVING THE

CENTERLINE OF SAID RAWLINS BRANCH AND ALONG A SOUTHEAST LINE OF SAID TRACT 1, A DISTANCE OF 395.10 FEET TO A FOUND THREADED IRON ROD FOR THE SOUTHEAST CORNER OF SAID TRACT 1, SAID POINT ALSO BEING ON THE NORTHEAST LINE OF SAID MILLER TRACT;

THENCE SOUTH 62 DEGREES 44 MINUTES 54 SECONDS WEST, ALONG THE COMMON LINE OF SAID TRACTS 1 AND 3 WITH SAID MILLER TRACT, A DISTANCE OF 840.96 FEET (DEED-848.00 FEET), TO THE POINT OF BEGINNING AND CONTAINING 7.8516 ACRES (342,016 SQUARE FEET) OF LAND, MORE OR LESS.

As-Built Survey

ITEMS CORRESPONDING TO SCHEDULE B-II

- ① The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
- THE FOLLOWING AFFECTS TRACTS 1, 2 AND 3
- ① Easement: Electric transmission and distribution
Recorded: 11/14/1933 in Volume 1817, Page 566, of the Deed Records, Dallas County, Texas.
Unable to determine location given provided document information.
- ② Easement: Electric transmission and distribution
Recorded: 3/5/1935 in Volume 1873, Page 603, of the Deed Records, Dallas County, Texas.
Unable to determine location given provided document information.
- ① Easement: Electric transmission and/or distribution
Recorded: 7/8/1948 in Volume 3001, Page 95, of the Deed Records, Dallas County, Texas.
Unable to determine location given provided document information.
- ① Easement: Electric transmission and/or distribution
Recorded: 1/18/1949 in Volume 3081, Page 488, of the Deed Records, Dallas County, Texas.
Unable to determine location given provided document information.
- ① Easement: Communication systems
Recorded: 5/10/1950 in Volume 3301, Page 399, of the Deed Records, Dallas County, Texas.
Not shown, blanket in nature; Unable to identify location of easement.
- ① Easement: Communication systems
Recorded: 5/15/1950 in Volume 3304, Page 600, of the Deed Records, Dallas County, Texas.
Not shown, blanket in nature; Unable to identify location of easement.
- ① ~~Easement: Communication systems
Recorded: 8/16/1950 in Volume 3560, Page 108, of the Deed Records, Dallas County, Texas.
Not shown, does not affect.~~
- ① ~~Easement: Communication systems
Recorded: 8/16/1950 in Volume 3560, Page 110, of the Deed Records, Dallas County, Texas.
Not shown, does not affect.~~
- THE FOLLOWING AFFECTS TRACT 1 ONLY
- ① Mineral and/or royalty interest
Recorded: 1/12/2012 in County Clerk's File No. 201200009798 of the Official Public Records of Dallas County, Texas.
Not shown, blanket in nature.
- ① THE FOLLOWING AFFECTS TRACT 3 ONLY
- ① Easement: Overhead electric supply and communications lines Recorded: 9/2/1992 in Volume 92172, Page 87, of the Real Property Records, Dallas County, Texas. **Shown hereon.**
- ① THE FOLLOWING AFFECTS TRACT 4 ONLY
- ~~Easement: Drainage
Recorded: 10/10/1977 in Volume 77202, Page 754, of the Real Property Records, Dallas County, Texas.
Not shown, does not affect.~~
- ① ~~Easement: Communication systems
Recorded: 10/10/1977 in Volume 77202, Page 771, of the Real Property Records, Dallas County, Texas.
Not shown, does not affect.~~
- ① Terms, conditions, provisions and stipulations contained in the document entitled Affidavit to the Public evidencing an on-site wastewater treatment system or on-site sewage facility (OSSF), as recorded on 12/28/1999, in Volume 99250, Page 2475, Real Property Records, Dallas County, Texas. **Not shown, blanket in nature.**

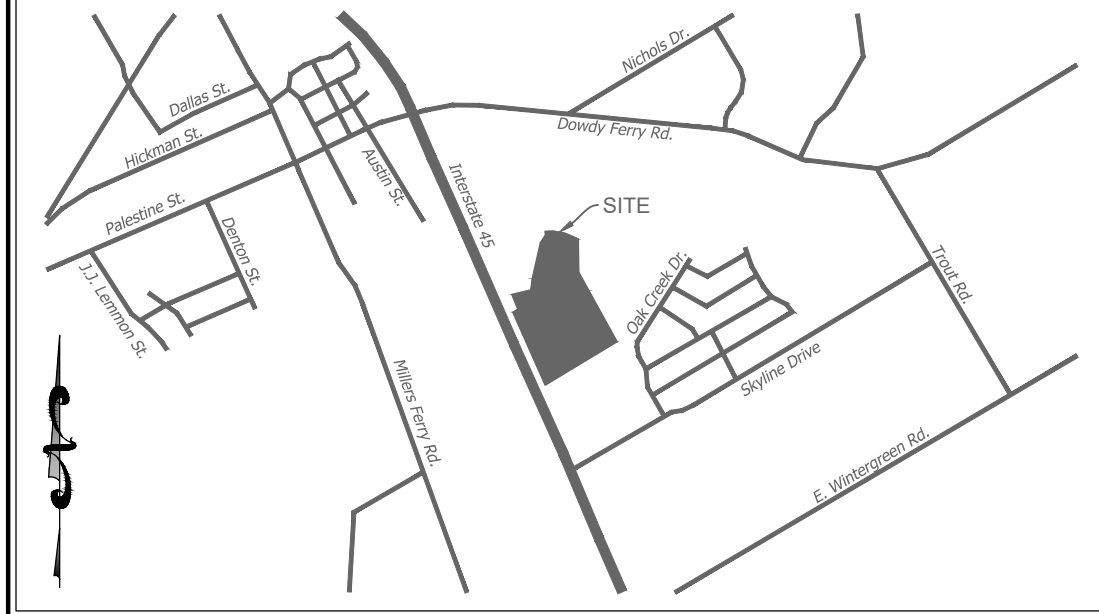
ZONING INFORMATION

Pursuant to Table A Items 6 (a) and 6 (b), Zoning data obtained from zoning report# 170554-1 dated: 02/21/24 prepared by The Planning and Zoning Resource Company, Sheri Klatt, 405-840-4344 x4424 S.Klatt@pzzr.com.

The current zoning classification for the property is Parcel 10180200 & 1049000 - "LI" Light Industrial; Parcel 10490200 & 10480000 - "HC" Highway Commercial; Parcel 10490100 - Unincorporated - No Zoning.

Item	Required	Conforming Y/N
FRONT SETBACK	LI: 50 FEET	YES
SIDE/REAR SETBACK	LI: 25 FEET	YES
BUILDING HEIGHT	LI: 3 stories/45 FEET; HC: 8 stories	YES
MINIMUM LOT AREA	LI: 20,000 SF; HC: 10,000 SF	YES
MINIMUM LOT WIDTH	LI: 100 FEET; HC: 80 FEET	YES
MAXIMUM LOT COVERAGE	LI: 65%; HC: 50%	YES
PARKING	1 per 500 SF (min. 5); 1 truck; 1 bay; 1 tow	YES

VICINITY MAP - NOT TO SCALE



UTILITY NOTE

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

MISCELLANEOUS NOTES

- ① Survey prepared by Golden Land Surveying, 4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120, (405) 802-7883, troy@goldens.com.
- ② Pursuant to Table A Item 2, The address of 904, 1080, 1300 & 1310 S. Interstate 45 Service Road, Hutchins, Texas 75141 was posted on signage on the surveyed property.
- ③ Pursuant to Table A Item 4, The surveyed property contains a total area of 1,233,670 Sq. Ft. or 28.3212 Acres, more or less.
- ④ Only observable surface and above ground structures were located. No underground improvements, such as foundation footings, located. All dimensions shown are in feet and decimals thereof.
- ⑤ The Property has direct access to S. Interstate 45 Service Road, being a dedicated public street.
- ⑥ Pursuant to Table A Item 9, The total number of striped parking spaces on the subject property is 153, including 2 designated handicap spaces.
- ⑦ Pursuant to Table A Items 10, There are no division or party walls with respect to adjoining properties.
- ⑧ Pursuant to Table A Item 13, Adjoiner information shown hereon was obtained from the county's property appraiser web site.
- ⑨ The surveyor was not provided with a specified street from the client pursuant to Table A Item 14. The intersection of S. Interstate 45 Service Road and Skyline Drive is located 1009' from the S/E corner of subject property.
- ⑩ Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.
- ⑪ Pursuant to Table A Item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
- ⑫ Pursuant to Table A Item 18, Plottable easement or servitudes provided to the surveyor are shown hereon.
- ⑬ At the time of the survey, there was no observed evidence of substantial areas of refuse.
- ⑭ Ownership of fences, if any, was not determined under the scope of this survey.
- ⑮ At the time of this survey, there was no observable evidence of site use as a burial ground or cemetery.
- ⑯ The parcels are contiguous along their common boundary lines with no gaps, gores or strips.
- ⑰ A assumed bearing of North 23° 51' 05" East as the Southwest line of the subject property per Texas State Plane Grid Texas North Central was used as the basis of bearing for this survey.
- ⑱ All unit of measurements are US Survey feet (Ground).

RECORD DESCRIPTION

TRACT 1:
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. 75;

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.

SAID PROPERTY ALSO BEING DESCRIBED AS FOLLOWS:
BEING A 5.00 ACRE TRACT OF LAND SITUATED IN THE WILLIAM GATLIN 1,476.13 ACRE SURVEY. ABSTRACT NO. 499, DALLAS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TOMMIE LOIS PHELPS, AS RECORDED IN INSTRUMENT NO. 201100189400, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD AT THE WEST CORNER OF SAID PHELPS TRACT AND THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO LKQ AUTO PARTS OF NORTH TEXAS, L.P., AS RECORDED IN VOLUME 2004035, PAGE 3224, SAID DEED RECORDS, SAID IRON ROD BEING ON THE NORTHEAST LINE OF INTERSTATE 45 S.;

THENCE NORTH 60° 00' 00" EAST, A DISTANCE OF 953.54 FEET ALONG THE COMMON LINE OF SAID PHELPS AND LKQ TRACTS TO A POINT FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS NORTH 81° 01' 12" EAST, A DISTANCE OF 0.84 OF ONE FOOT, SAID POINT BEING THE NORTH CORNER OF SAID PHELPS TRACT AND THE EAST CORNER OF SAID LKQ TRACT, AND BEING ON THE SOUTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO COVENANT TRANSPORT, INC., AS RECORDED IN VOLUME 2003078, PAGE 12512, SAID DEED RECORDS;

THENCE SOUTH 27° 48' 00" EAST, A DISTANCE OF 226.21 FEET ALONG THE COMMON LINE OF SAID PHELPS AND COVENANT TRANSPORT TRACTS TO A SET 1/2-INCH IRON ROD AT THE EAST CORNER OF SAID PHELPS TRACT AND THE NORTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO LKQ AUTO PARTS OF NORTH TEXAS, L.P., AS RECORDED IN INSTRUMENT NO. 200600189049, SAID DEED RECORDS;

THENCE SOUTH 60° 00' 00" WEST, A DISTANCE OF 973.55 FEET ALONG THE COMMON LINE OF SAID PHELPS AND LKQ (200600189049) TRACTS TO A UTILITY POLE AT THE SOUTH CORNER OF SAID PHELPS TRACT AND THE WEST CORNER OF SAID LKQ TRACT (200600189049), SAID POLE BEING ON THE AFORESAID NORTHEAST LINE OF INTERSTATE 45 S.;

THENCE NORTH 22° 46' 00" WEST (BASIS OF BEARING FROM AFORESAID DEED 201100190400), A DISTANCE OF 227.85 FEET ALONG SAID NORTHEAST LINE TO THE POINT OF BEGINNING AND CONTAINING 217.797 SQUARE FEET OR 5.00 ACRES OF LAND.

TRACT 2:
BEING A TRACT OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, DALLAS COUNTY, TEXAS AND BEING A TRACT OF LAND CONVEYED TO T.S. MILLER, LTD., RECORDED IN VOLUME 98237, PAGE 5044, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID MILLER TRACT, SAID POINT BEING ON THE NORTHEAST LINE OF S. INTERSTATE 45 (300' R.O.W.), SAID POINT BEING N 22°46'00" W 891.33 FT. FROM THE NORTHWEST CORNER OF MILTON TRUCK LINE ADDITION, AN ADDITION TO THE CITY OF HUTCHINS RECORDED IN VOLUME 93117, PAGE 1437, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE N 22°46'00" W, ALONG THE NORTHEAST LINE OF SAID S. INTERSTATE 45, A DISTANCE OF 490.64 FT. TO A 3/4 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID MILLER TRACT;

THENCE N 59°40'00" E, LEAVING THE NORTHEAST LINE OF SAID S. INTERSTATE 45 AND ALONG THE NORTH LINE OF SAID MILLER TRACT, A DISTANCE OF 910.50 FT. TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID MILLER TRACT;

THENCE S 27°48'00" E, ALONG THE EAST LINE OF SAID MILLER TRACT, A DISTANCE OF 494.49 FT. TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID MILLER TRACT;

THENCE S 60°07'33" W, ALONG THE SOUTH LINE OF SAID MILLER TRACT, A DISTANCE OF 953.28 FT. TO THE POINT OF BEGINNING AND CONTAINING 10.4903 ACRES (456, 956 SQ. FT.) OF LAND, MORE OR LESS.

TRACT 3:
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 IN VOLUME O, PAGE 321, DEED RECORDS, DALLAS COUNTY, TEXAS, A FENCE CORNER;

THENCE NORTH 27 DEGREES 48 MINUTES WEST, ALONG THE NORTHEAST LINE OF SAID CAMPBELL TRACTS, 431.69 FEET, TO THE POINT OF BEGINNING OF THE 5.000 ACRE TRACT DESCRIBED HEREIN;

THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, 993.15 FEET TO A POINT IN THE NORTHEAST LINE OF U.S. HIGHWAY NO. 75;

THENCE NORTH 22 DEGREES 46 MINUTES 00 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID HIGHWAY, 223.27 FEET;

THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, 973.55 FEET TO THE NORTHEAST LINE OF SAID CAMPBELL TRACT;

THENCE SOUTH 27 DEGREES 48 MINUTES 00 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID CAMPBELL TRACT, 221.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

TRACT 4:
BEING A TRACT OF LAND SITUATED IN THE THOMAS FREEMAN SURVEY, ABSTRACT NO. 453, AND THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, AND SAID TRACT OF LAND BEING A PART OF TRACTS 1 AND 3 IN A WARRANTY DEED CONVEYED TO J.R. MARRIOTT AND B.O. MARRIOTT RECORDED IN VOLUME 85121, PAGE 5536, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD WITH ALBERT HALFF CAP AT THE SOUTHWEST CORNER OF SAID TRACT 3, SAID POINT BEING NORTH 60 DEGREES 45 MINUTES 34 SECONDS EAST, 69.56 FEET FROM A FOUND 3/4 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF INTERSTATE HIGHWAY 45 (300 FOOT R.O.W.), SAID BEGINNING POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO D.R. TURNER, DATED 5/25/66, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 18 DEGREES 08 MINUTES 43 SECONDS WEST, (DEED-NORTH 18 DEGREES 52 MINUTES WEST), ALONG THE COMMON LINE OF SAID TRACT 3 AND SAID TURNER TRACT, A DISTANCE OF 188.28 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF RAWLINS BRANCH;

THENCE ALONG THE CENTERLINE OF RAWLINS BRANCH THE FOLLOWING CALLS:
THENCE NORTH 80 DEGREES 50 MINUTES 15 SECONDS EAST, A DISTANCE OF 229.82 FEET TO A POINT FOR CORNER;
THENCE NORTH 11 DEGREES 59 MINUTES 48 SECONDS EAST, A DISTANCE OF 136.39 FEET TO A POINT FOR CORNER;
THENCE NORTH 16 DEGREES 44 MINUTES 04 SECONDS EAST, A DISTANCE OF 439.13 FEET TO A POINT FOR CORNER;
THENCE NORTH 38 DEGREES 27 MINUTES 41 SECONDS EAST, A DISTANCE OF 110.67 FEET TO A POINT FOR CORNER;
THENCE NORTH 3 DEGREES 54 MINUTES 23 SECONDS WEST, A DISTANCE OF 41.11 FEET TO A POINT FOR CORNER;
THENCE SOUTH 88 DEGREES 12 MINUTES 33 SECONDS EAST, A DISTANCE OF 91.86 FEET TO A POINT FOR CORNER;
THENCE SOUTH 75 DEGREES 38 MINUTES 29 SECONDS EAST, A DISTANCE OF 146.23 FEET TO A POINT FOR CORNER;
THENCE SOUTH 62 DEGREES 07 MINUTES 19 SECONDS EAST, A DISTANCE OF 167.88 FEET TO A POINT FOR CORNER ON A SOUTHEAST LINE OF SAID TRACT 1;

THENCE SOUTH 3 DEGREES 23 MINUTES 08 SECONDS WEST, (DEED-SOUTH 2 DEGREES 45 MINUTES WEST), LEAVING THE CENTERLINE OF SAID RAWLINS BRANCH AND ALONG A SOUTHEAST LINE OF SAID TRACT 1, A DISTANCE OF 395.10 FEET TO A FOUND THREADED IRON ROD FOR THE SOUTHEAST CORNER OF SAID TRACT 1, SAID POINT ALSO BEING ON THE NORTHEAST LINE OF SAID MILLER TRACT;

THENCE SOUTH 62 DEGREES 44 MINUTES 54 SECONDS WEST, ALONG THE COMMON LINE OF SAID TRACTS 1 AND 3 WITH SAID MILLER TRACT, A DISTANCE OF 840.96 FEET (DEED-848.00 FEET), TO THE POINT OF BEGINNING AND CONTAINING 7.8516 ACRES (342,016 SQUARE FEET) OF LAND, MORE OR LESS.

The lands surveyed, shown and described hereon are the same lands as described in the Title Commitment provided by First American Title Insurance Company , Commitment No. 23-1550-TX, Dated November 21, 2023.

LEGEND OF SYMBOLS & ABBREVIATIONS

	POWER POLE		GAS METER
	LIGHT POLE		GAS VALVE
	GUY ANCHOR		GAS MARKER
	ELECTRIC METER		OIL PIPELINE MARKER
	ELECTRIC BOX		SIGN
	ELEC. TRANSFORMER		FIRE HYDRANT
	ELEC. MANHOLE		WATER MANHOLE
	ELEC. PEDESTAL		WATER VALVE
	ELEC. PULL BOX		WATER METER
	SPOT LIGHT		DOWN SPOUT
	SANITARY SEWER MANHOLE		AIR CONDITIONER
	SANITARY SEWER CLEANOUT		TRAFFIC SIGNAL
	STORM SEWER MANHOLE		TRAFFIC SIGNAL BOX
	TELEPHONE MARKER		PEDESTRIAN CROSSING SIGNAL
	TELEPHONE RISER		GREASE TRAP
	TELEPHONE MANHOLE		MAIL BOX
	TELEPHONE PULL BOX		FLAG POLE
	CABLE TV PEDESTAL		SECTION CORNER
	CABLE TV MARKER		QUARTER CORNER
	CABLE TV PULL BOX		SET IRON PIN W/CAP
	FIBER OPTIC MARKER		SET MAG NAIL W/WASHER
	IRRIGATION CONTROL VALVE		FOUND MONUMENT
	SPRINKLER HEAD		RIGHT OF WAY MARKER
	BOLLARD		TREE
	FIRE DEPARTMENT CONNECT		BUSH
	PROPANE TANK		YARD HYDRANT/SPICKET
	WATER LINE		BENCHMARK
	GAS LINE		FIBER OPTIC LINE
	SANITARY SEWER LINE		PROPERTY LINE
	TELEPHONE LINE		LOT LINE
	ELECTRIC LINE		EASEMENT LINE
	OVERHEAD POWERLINE		SECTION LINE
	BARBED WIRE FENCE		CHAIN LINK FENCE
	IRON FENCE		WOOD PANEL FENCE
	S.I.P.-SET IRON PIN		GUARD RAIL
	I.P.-IRON PIN		
	F.I.P.-FOUND IRON PIN		
	B/L/L-BUILDING LIMIT LINE		
	H/C-HANDICAP		
	RCP-REINFORCED CONCRETE PIPE		
	U/E-UTILITY EASEMENT		

Pursuant to Table A Item 3, Said described property in, by graphical plotting only, located within an area having a Zone Designation "X", "AE", & "Floodway" by FEMA, on Flood Insurance Rate Map No. 48113C0514L, dated 7/7/2014, and is in a special flood hazard area. No field surveying was performed to determine this zone.

FLOOD NOTE

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
02/08/2024	FIRST DRAFT		
02/16/2024	NETWORK COMMENTS		
02/21/2024	ZONING		
FIELD WORK:	DRAFTED: BT	CHECKED BY: TD	FB & PG:

SIGNIFICANT OBSERVATIONS

A No significant observations were made at the time of the survey.

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

ALTA/NSPS LAND TITLE SURVEY

for
Alterra - Hutchins
NV5 Project No. 202304488-001

904, 1080, 1300 & 1310 S. Interstate 45 Service Road, Hutchins, TX 75141

**Based upon Title Commitment No. 23-1550-TX
of First American Title Insurance Company
Bearing an effective date of November 21, 2023**

Surveyor's Certification

To: First American Title Insurance Company; and Bock & Clark Corporation, an NV5 Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on 2/6/2024.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3, Land Title Survey.

PRELIMINARY

Troy Dee
Registration No. 6904
In the State of Texas
Date of survey: February 8, 2024
Date of last revision: February 21, 2024
Network Project No: 202304488-001-RLS

Golden Job No: 241181

Prepared By
GOLDEN
LAND SURVEYING

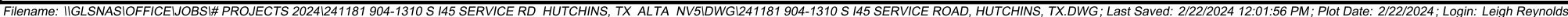
Bock & Clark Corporation
an NV5 Company

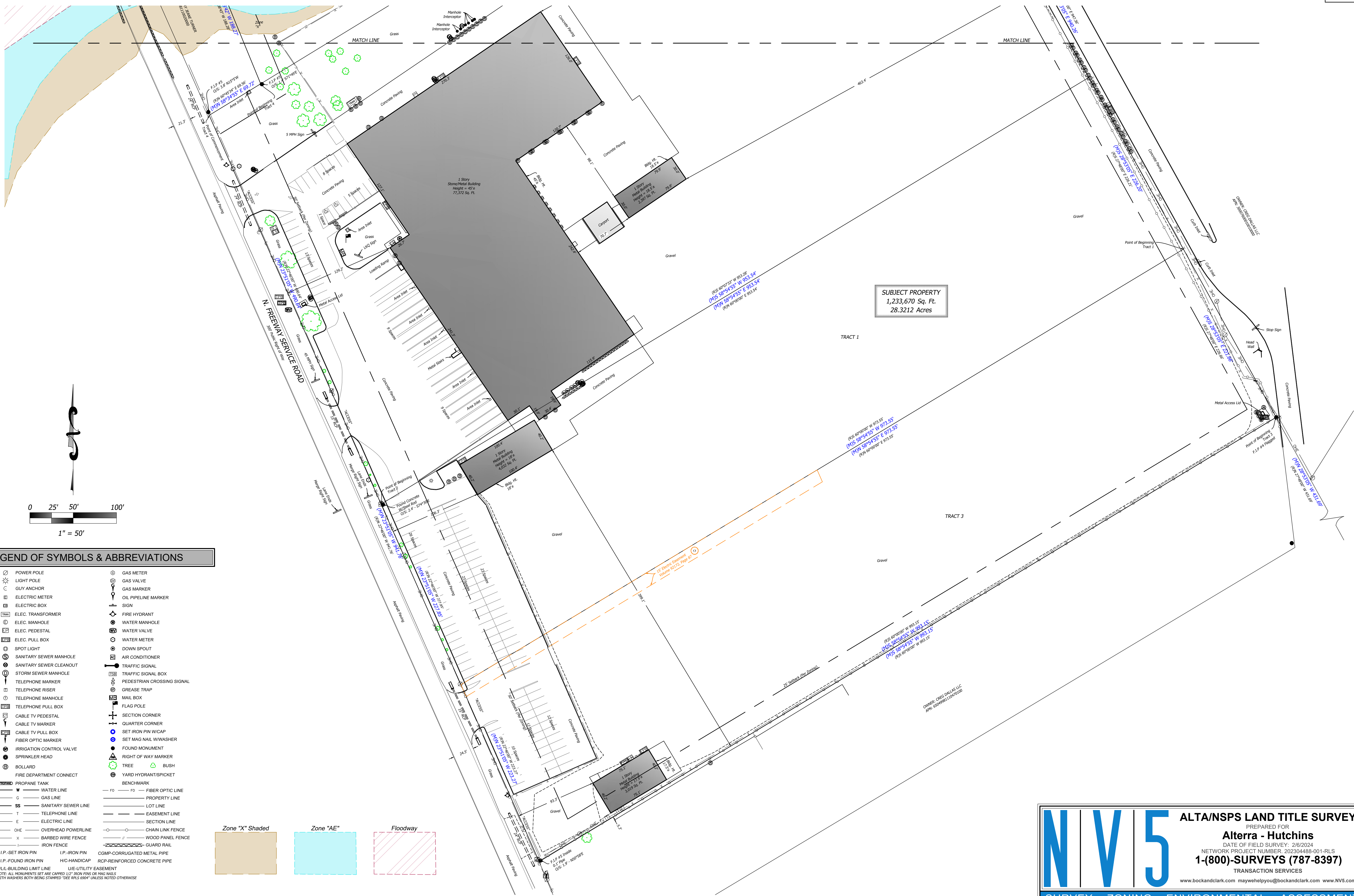
NV5

Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333

www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT







STAFF REPORT

MEETING DATE:	July 27, 2026
MEETING TYPE:	Planning & Zoning
SUBMITTED BY:	Blake Moore
AGENDA CAPTION:	Discuss and consider a request by John Gonzalez representing RTG Capital for a Specific Use Permit (SUP) to allow Motor Freight Company/Terminal, Heavy Machinery Sales/Storage, Truck Sales & Storage, Low Risk Industrial Manufacturing Not Wholly Enclosed Within A Building and Low Risk Industrial Manufacturing Not Wholly Enclosed Within A Building under 1 SUP in the Light Manufacturing district

Presented by: Chief Building Official Blake Moore

Background Information

John Gonzalez representing RTG Capital is requesting a Specific Use Permit (“SUP”) for future tenants at 1080 S IH 45. There is a possible tenant Frederick Companies <https://www.frederickcompanies.com/>—a logistics company headquartered in Houston—offers trucking, warehousing, and industrial storage solutions. It currently occupies 160,000 to 180,000 square feet in Wilmer on a site with three acres of outside storage. They are out of room and will need space for data storage related construction materials. They have a 3rd party logistics subsidiary called Drange Company that is expected to be housed here. They will have the need to store large spools of cabling/ wiring amongst other materials for data centers. This is a possible future tenant that has conveyed interest.

The LI, Light Industrial, district is intended primarily for the conduct of light manufacturing, assembling and fabrication activities, and for warehousing, research and development, wholesaling and service operations that do not typically depend upon frequent customer or client visits. Such uses do require accessibility to major thoroughfares, major highways, and/or other means of transportation. The uses they are requesting require an SUP under LI (Light Industrial). The City Attorney has advised to place all the uses under one SUP.

Specific Use Permits (SUP)s

following SUPs are hereby requested to afford the property additional compatible uses to effectuate successful tenancy.

Category	Land Use	HC	LI	HI	Definitions	Current/ Proposed Tenant/ Owner
Transportation Uses	Motor Freight Company/Terminal*	S	S	P	A company using trucks or other heavy load vehicles to transport goods, equipment and similar products, or a premises where cargo is stored and where heavy load vehicles load and unload cargo, but excluding trucking as accessory to the primary use of the production or manufacture of goods or products. This term includes companies that move residential or commercial belongings and premises where such belongings are stored for any period of time.	The Frederick Companies (Trucking, Warehousing, and Industrial Storage Yards)
Commercial Uses	Heavy Machinery Sales/Storage*	S	S	P	A building or open area used for the display, sale, rental or storage of heavy machinery, tractors or similar machines, or a group of machines which function together as a unit.	
Commercial Uses	Truck Sales & Storage	S	S	P		
Industrial & Related Uses	Low Risk Industrial Manufacturing Not Wholly Enclosed Within a Building		S	S		
Industrial & Related Uses	Low Risk Industrial Manufacturing Wholly Enclosed Within a Building		S	P		

Budget Implications

N/A

Operational Impact

N/A

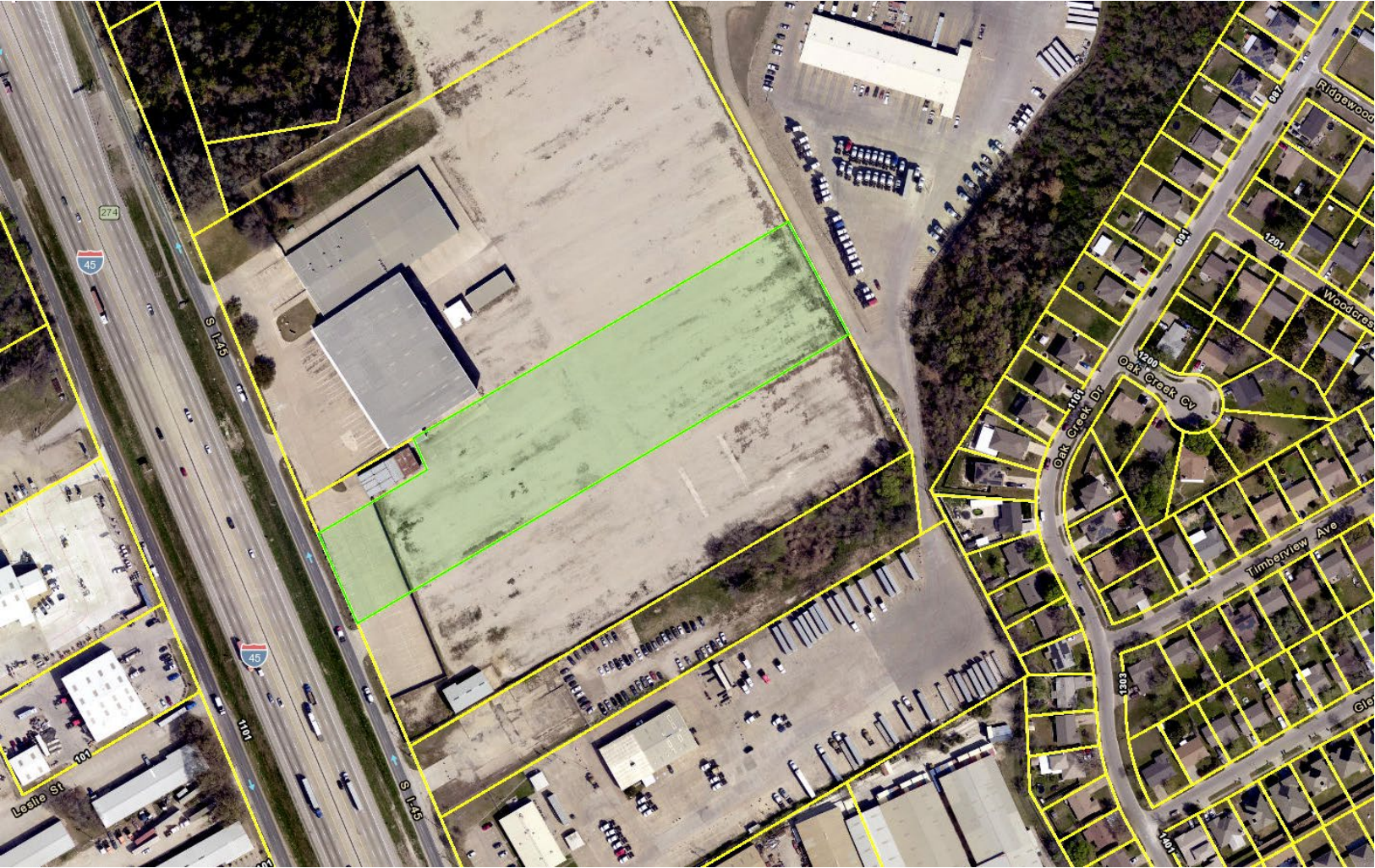
Legal Review

N/A

Staff Recommendation

Staff Recommends Approval with a condition of approval pending the city council approval of the request for voluntary annexation.

Supporting Documentation and Attachments





STAFF REPORT

MEETING DATE:	July 27, 2026
MEETING TYPE:	Planning & Zoning
SUBMITTED BY:	Blake Moore
AGENDA CAPTION:	Discuss and consider a Preliminary Plat for Phase B of the LGI development proposing 67 Single Family Lots on 15.17 acres located at 1600 Lancaster Hutchins Rd. LGI HOMES-TEXAS, LLC, IS THE OWNER OF A 15.176 ACRE TRACT OF LAND, SITUATED IN THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538, CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND CONVEYED TO LGI HOMES-TEXAS, LLC IN A SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 202100341224, OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS (O.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS

Presented by: Chief Building Official Blake Moore

Background Information

The subject property is located at 1600 Lancaster-Hutchins Road and is currently not developed. The application identifies the property as Planned Development zoning and lists Pape-Dawson Consulting Engineers, LLC as the applicant and LGI Homes-Texas, LLC as the owner.

The proposed phase is adjacent to the previously platted Southaven Phase A on the east. The plat extends the residential street and utility network through Cedar Street and Cypress Avenue and establishes Primrose Street and Lavender Road within Phase B.

The submitted 2025 tax statement is for the larger parent tract and reflects a zero balance due as of June 30, 2026. A current tax certificate specific to the tract being finally platted will be required at the final plat stage.

Project Data

Item	Submitted Information
Gross tract area	15.176 acres / 661,059 square feet
Right-of-way dedication	2.818 acres
Net acreage	12.358 acres
Residential lots	67 lots / 10.973 acres

Common area	1 HOA lot (Lot 44X, Block M) / 1.385 acres
Gross density	4.415 lots per acre
Minimum lot size shown	55 feet x 120 feet / 6,600 square feet
Minimum dwelling size shown	1,250 square feet
Maximum lot coverage shown	91 percent
Setbacks shown	25-foot front; 20-foot rear; 5-foot interior side; 15-foot street side
Blocks	M, N, P, and Q
Streets within phase	Cedar Street, Primrose Street, Lavender Road, and Cypress Avenue

Staff has reviewed the Preliminary plat and all corrections requested have been made. This project complies with the future land use map and comprehensive plan.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff Recommend Approval Of The Preliminary Plat

Supporting Documentation and Attachments

Southaven Phase B Preliminary Plat

2025 Tax Statement





**Hutchins City Hall
400 N. JJ Lemmon Rd
Hutchins, TX 75141
www.cityofhutchinstx.gov**

**Chairman Joseph Matthews
Vice Chairman Tod Davis
Secretary Don Pressler
Commission Member Teronika Gaines
Commission Member Ed Williams
Commission Member James Spence (A)
Commission Member Cornelius Caldwell (A)**

**MINUTES
HUTCHINS PLANNING AND ZONING COMMISSION
June 22, 2026
REGULAR MEETING – 6:00 P.M.**

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on June 22, 2026, at 6:00 p.m. at the Hutchins City Hall Hutchins, Texas 75141.

A. CALL TO ORDER.

Chairman Matthews called the meeting to order at 6:09 p.m.
Commissioner Davis gave the invocation.
The pledge of allegiance was performed.

Members Present:

Chairman Joseph Matthews
Commissioner Tod Davis
Commissioner Don Pressler
Commissioner Cornelius Caldwell

Members Absent:

Commissioner Ed Williams
Commissioner Teronika Gaines
Commissioner James Spence(A)

B. CITIZEN COMMENTS

No citizens' comments were made.

C. PRESENTATIONS

D. CONSENT AGENDA

No items on the consent agenda.

E. PUBLIC HEARINGS

F. REGULAR AGENDA

- 1. Discuss and consider a final plat by Dylan Adame with Kimley-Horn representing the property owner Rob Sangdahl with Lineage LLC, for a final plat of the Site D Addition, Lot 1 Block A, 67.570 tract of land located in the Port Industrial (PI) District, JOHN R. FONDREN SURVEY, ABSTRACT NO. 461 WILLIAM GATLIN**

SURVEY, ABSTRACT NO. 499, located North of West Wintergreen Road and South of Witt Road, more commonly described as 3840 Lancaster Hutchins Road.

Commissioner Davis made a motion to approve the final plat. Commissioner Caldwell seconded the motion to approve. Motion carried 4-0.

For: Joseph Matthews, Tod Davis, Don Pressler, Cornelius Caldwell
Against:

2. Approval of the April 27, 2026 Minutes.

Commissioner Pressler made a motion to approve the meeting minutes. Commissioner Caldwell seconded the motion to approve. Motion carried 4-0.

For: Joseph Matthews, Tod Davis, Don Pressler, Cornelius Caldwell
Against:

3. ITEMS OF COMMUNITY INTEREST

- 1. The items of community interest were read into the record.

4. ADJOURN

Commissioner Davis made a motion to adjourn. Commissioner Pressler seconded the motion Approved by a 4-0 roll call vote. The meeting was adjourned at 6:16 PM.

APPROVED:

Recording Secretary

Joseph Matthews
Chairman

Tod Davis
Vice Chairman