



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

**Monday, September 28, 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, September 28, 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, 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 recommendation to the City Council on Ordinance XXX repealing Chapter 10 Subdivision Regulations in its entirety and amending Chapter 10 Subdivision Regulations of the City of Hutchins.
2. A. Conduct a public hearing, discuss and consider a recommendation for a rezone request by Wilson Bauer of Shoal Creek Capital partners for a total acreage of approximately 19.20 acres

on 3 tracts of land located in the William Gatlin Survey, Abstract No. 499, in the City of Hutchins, Dallas County, Texas, and also being part of Lot 1 and Lot 3 of the L 6 S Industrial Park, an addition to the City of Hutchins, Texas. The three tracts of land are located at 1101 S. Interstate 45. A portion of the property is located in the City of Hutchins Extra-Territorial Jurisdiction. The zoning request is to change the zoning from AG Agriculture upon annexation and from HC Highway Commercial to LI Light Industrial.

3. Conduct a public hearing, discuss and consider a recommendation for a SUP request by Wilson Bauer of Shoal Creek Capital partners for a total acreage of approximately 19.20 acres on 3 tracts of land located in the William Gatlin Survey, Abstract No. 499, in the City of Hutchins, Dallas County, Texas, and also being part of Lot 1 and Lot 3 of the L 6 S Industrial Park, an addition to the City of Hutchins, Texas. The three tracts of land are located at 1101 S. Interstate 45. A portion of the property is located in the City of Hutchins Extra-Territorial Jurisdiction. The SUP request is to allow the uses "Motor Freight Company/Terminal", "Heavy Machinery Sales/Storage", "Truck Sales & Storage", and "Low Risk Industrial Manufacturing Not Wholly Enclosed Within a Building" in the Light Industrial District.
4. Conduct a public hearing, discuss and consider a recommendation for a rezone request by Sylvia Johnson with QSC Services, representing the property owner Dr. Cynthia Mickens Ross for a total acreage of approximately 3 acres on 3 tracts of land located in the Hutchins Acreage, and being part of Lots 19, 21, and 29. The three tracts of land are located at 105 Mills, 302 & 304 W. Palestine St. The rezone request is to change the zoning from the current (Single Family Residential 8.5) to a Planned Development (PD).

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.*

5. Discuss and consider the election of a new President, for a one-year term ending July 2027
6. Discuss and consider the election of a new Vice President, for a one-year term ending in July 2027.
7. Discuss and consider the election of a new Secretary, for a one-year term ending July 2027.
8. Approval of the August 24, 2026 minutes.

G. ITEMS OF COMMUNITY INTEREST

9. City Council Meeting, Monday, October 5, 2026, 6:30 p.m., City Hall, 400 N. JJ Lemmon Road.

Parks and Recreation Board Meeting, Tuesday, October 6, 2026, 6:30 p.m., City Hall, 400 N. JJ Lemmon Rd.

Community Fall Festival, Saturday, October 10, 2026, 12:00 p.m. - 3:30 p.m., Campbell Park, 200 S. Denton St.

Planning & Zoning Meeting, Monday, October 26, 2026, 6:00 p.m., City Hall, 400 N. JJ Lemmon Road.

H. ADJOURNMENT

CERTIFICATION

I certify that a copy of the September 28, 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 September 22, 2026 before 6:00 p.m.

A handwritten signature in cursive script, reading "Haley Taylor", written over a horizontal line.

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 colguin@cityofhutchins.org



STAFF REPORT

MEETING DATE:	September 28, 2026
MEETING TYPE:	Planning & Zoning
SUBMITTED BY:	Blake Moore
AGENDA CAPTION:	Hold a public hearing and consider a recommendation to the City Council on Ordinance XXX repealing Chapter 10 Subdivision Regulations in its entirety and amending Chapter 10 Subdivision Regulations of the City of Hutchins.

Background Information

The City of Hutchins is undertaking a comprehensive update of its Subdivision Regulations. The project follows completion of a Diagnostic Report in April 2025 and subsequent preparation of amendments to the regulations in order to streamline the subdivision platting processes and to ensure that the City of Hutchins remains compliant with current Texas Local Government Code. The overall goal of the project is to modernize the City's development processes, improve usability, align regulations with the City's 2024 Comprehensive Plan, and ensure compliance with current Texas law.

Throughout the review process, several recurring themes emerged from stakeholder and staff feedback. Throughout the review process, stakeholders and staff emphasized the need for clearer definitions and development standards, more streamlined approval processes and review timelines,

The proposed subdivision regulations update seeks to create a clear, modern, and user-friendly platting process while implementing the vision established in the 2024 Comprehensive Plan. The draft also aims ensure the city has appropriate processes in place in regards to development issues with vested rights of property owners and if a question of dedication of private land for public purposes has a rough proportionality to the public need

Budget Implications

N/A

Operational Impact

N/A

Legal Review

The City Attorney has reviewed the proposed Subdivision Ordinance and approved.

Staff Recommendation

Staff recommends that the Planning and Zoning Commission recommend approval of Ordinance XXX.

Supporting Documentation and Attachments

Subdivision Ordinance

ORDINANCE NO. XXXXX-XXX

AN ORDINANCE OF THE CITY OF HUTCHINS, TEXAS, AMENDING CHAPTER 10 SUBDIVISION REGULATIONS OF THE CITY OF HUTCHINS CODE OF ORDINANCES REPEALING CHAPTER 10 IN ITS ENTIRETY AND REPLACING CHAPTER 10 SUBDIVISION REGULATIONS; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission has conducted a public hearing on September 28, 2026, in conjunction with the proposed zoning ordinance, and has rendered a recommendation to the City Council with respect to this case; and,

WHEREAS, the City Council has conducted a public hearing on October 5, 2026, and has considered the recommendation of the Planning and Zoning Commission, and has determined that the proposed change is in the best interest of the general welfare of the City of Hutchins

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

SECTION 1

Chapter 10 Subdivision Regulations in the City of Hutchins, Texas Code of Ordinances be replaced in their entirety by Exhibit “A” attached hereto and included within this Ordinance.

SECTION 2

That this Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

SECTION 3

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 4

All rights or remedies of the City of Hutchins, Texas, are expressly saved as to any and all violations of the city's zoning ordinance, as amended, or any other ordinance affecting zoning and land use thereto that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 5

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portion of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 6

The City Secretary of the City of Hutchins, Texas, is hereby directed to publish in the official newspaper of the City of Hutchins, the caption, penalty clause, publication clause, and effective date clause of this Ordinance for two (2) days as required by section 52.012 of the Texas Local Government Code.

SECTION 7

This Ordinance shall take effect from and after its date of passage and publication in accordance with law, and it is so ordained.

PASSED AND APPROVED ON THIS _____ day of _____ 2026.

Mayor, City of Hutchins

ATTEST:

City Secretary, City of Hutchins



STAFF REPORT

MEETING DATE: September 28, 2026

MEETING TYPE: Planning & Zoning

SUBMITTED BY: Blake Moore

AGENDA CAPTION: Discuss and consider a recommendation for a rezone request by Wilson Bauer of Shoal Creek Capital partners for a total acreage of approximately 19.20 acres on 3 tracts of land located in the William Gatlin Survey, Abstract No. 499, in the City of Hutchins, Dallas County, Texas, and also being part of Lot 1 and Lot 3 of the L 6 S Industrial Park, an addition to the City of Hutchins, Texas. The three tracts of land are located at 1101 S. Interstate 45. A portion of the property is located in the City of Hutchins Extra-Territorial Jurisdiction. The zoning request is to change the zoning from AG Agriculture upon annexation and from HC Highway Commercial to LI Light Industrial.

Presented by: Chief Building Official Blake Moore

Background Information

Wilson Bauer with Shoal Creek Capital Partners has submitted a rezone application for 1101 S IH 45 and 2 tracts of land that are currently in the City of Hutchins ETJ. The subject property comprises approximately 19.20 acres of land with frontage along the southbound service road of Interstate 45. The tract of land that is in the City is Zoned HC “Highway Commercial” and the 2 tracts of land in the ETJ once annexed will be Zoned AG “Agriculture”. The application is to rezone all 3 tracts of land to LI “Light Industrial to attract high-quality industrial users to the property, including warehouse, distribution, logistics, light manufacturing, assembly and fabrication, and service-based industrial tenants, contractors and suppliers including users that may require outdoor storage in connection with their operations.

Their commitment to the city is to pursue voluntary annexation of the ETJ portion into the city of Hutchins with the approval of the rezone to LI “Light Industrial” and to redevelop the property with comprehensive improvements including New Construction, paved parking and maneuvering areas, stormwater detention and meeting the landscaping and screening requirements for the City of Hutchins.

LI – LIGHT INDUSTRIAL DISTRICT.

28.1

GENERAL PURPOSE AND DESCRIPTION:

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.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

Reviewed by the City Attorney.

Staff Recommendation

Staff recommends making a motion to approve the rezone subject to the approval of the voluntary annexation.

Supporting Documentation and Attachments

Map of Tract 1, Tract 2, Tract 3

Concept Plan

Legal Description



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: 26-14

Address/Location: 3 Lots Located at 1101 S IH 45		Existing Use: Highway Commerical
Lot(s): WILLIAM GATLIN ABST 499 PG 811 TR 37 ACS 3.127-WILLIAM GATLIN ABST 499 PG 81 1 TR 37.1 ACS 9.609L & S INDUSTRIAL PARK ACS 6.458	Block: WILLIAM GATLIN ABST 499 PG 811 TR 37 ACS 3.127-WILLIAM GATLIN ABST 499 PG 81 1 TR 37.1 ACS 9.609L & S INDUSTRIAL PARK ACS 6.458	Current Zoning: Highway Commerical + ETJ
# of Acres: 19.20	# of Lots: 3	# of Units: 1

APPLICANT INFORMATION

Name: Shoal Creek Capital Partners		Company: Shoal Creek Capital	
Mailing Address: 3800 Maple Ave STE 360			
City: Dallas	State: TX	Zip: 75219	
Phone: 512-963-3911	Fax: -	Email: wilson@shoalcreekcap.com	

OWNER INFORMATION

Name: MCNEILUS TRUCK & MFG INC		Company: MCNEILUS TRUCK & MFG INC	
Mailing Address: PO BOX 70			
City: Dodge Center	State: MN	Zip: 55927	
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

Fee: _____

- ☒ CD of electronic version (pdf) of proposed plans

APPLICANT AUTHORIZATION:

☐ I will represent the application myself; or

☒ I authorize Shoal Creek Capital Partners (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.

McNeillus Truck and Manufacturing, Inc.

Owner's Signature: [Signature]

Date: 8/27/26

Name/Title: Lee Dreas, President

STATE OF ~~TEXAS~~ Minnesota

COUNTY OF: Waseca

BEFORE ME, a Notary Public, on this day personally appeared Lee Dreas
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 27th day of August, 20 26.



[Signature]
Notary Public in and for the State of Texas mn

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

CITY OF HUTCHINS:

Acknowledged By: [Signature]

Date: 8/31/2026

STATE OF TEXAS:

COUNTY OF DALLAS:

TRACT #1

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

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

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

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

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

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

TRACT #2

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

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

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

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

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

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

TRACT #3

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

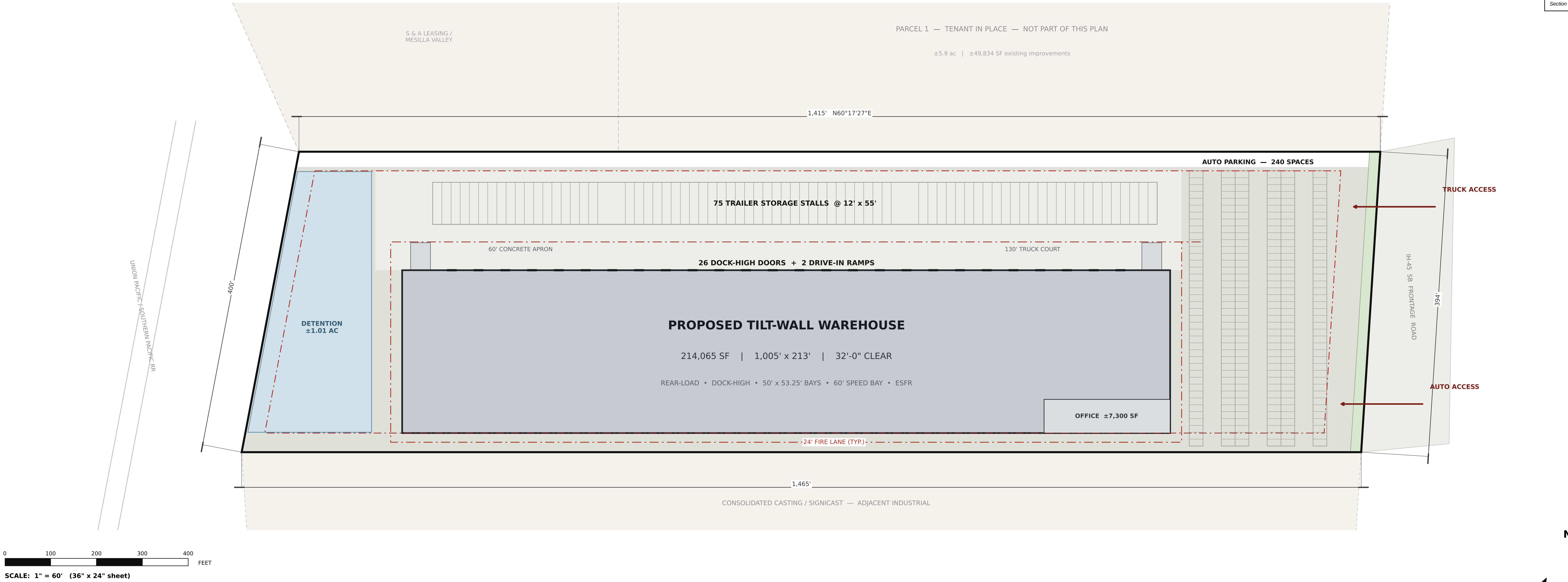
BEGINNING at a 1/2 inch yellow-capped iron rod stamped "5310" found for corner in the Southwest line of S. Interstate 45 Service Road, at the North corner of a tract of land described in deed to Consolidated Casting LLC, a Delaware limited liability company, recorded under Instrument No. 201800103719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

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

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

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

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



SITE DATA — TILT-WALL DISTRIBUTION

Gross site area (southern 2 parcels)	±12.99 ac / 565,920 SF
Building area	214,065 SF
Building footprint	1,005' x 213'
Building coverage	37.8% (HC 50% / LI 65% max)
Clear height	32'-0" (±42' to parapet)
Office	±7,300 SF at east end
Dock-high doors	26 @ 9' x 10'
Drive-in ramps	2
Truck court	130' (60' apron + 55' trailer + 15')
Trailer storage stalls	75 @ 12' x 55'
Doors per 1,000 SF	0.12
Auto parking required (1 / 1,000 SF)	215 spaces
Auto parking shown	240 spaces
Loading spaces req'd (Sec. 33.10)	4 @ 10' x 60' — met by docks
Detention shown	±1.01 ac
Estimated impervious	±80%
Fire lane	24' continuous loop

ZONING & CODE BASIS

Jurisdiction	City of Hutchins
Existing zoning	HC — Highway Commercial
City limits	part of assemblage shown unincorporated
Recommended entitlement	PD district, LI base (Sec. 30)
PD minimum acreage	1 acre (Sec. 30.3D)
HC front / side / rear yard	30' / 25' / 25'
LI front / side / rear yard	50' / 25' / 25'
Yards adjacent to any street	treated as front yard
HC / LI max lot coverage	50% / 65%
HC / LI max height	8 stories / 3 stories or 45'
Masonry, HC & LI	80%; painted or fluted tilt-wall qualifies
Fire lane	24' min (Sec. 33.9)
Parking stall	9' x 20', or 9' x 18' w/ 2' overhang
Landscape buffer at thoroughfare	10' (Sec. 34.6B)
Street yard landscaped	15% min (Sec. 34.6A)
Open storage screen	6' min, not visible from street (36.2E)
Storage over 8' tall	SUP required (Sec. 36.2F.4)
Barbed wire	prohibited (Sec. 36.3F)

ENTITLEMENT PATH

- Survey the boundary and confirm exactly where the city-limit line falls; petition for voluntary annexation of any part of the site that is unincorporated.
- Rezone HC → PD district with a Light Industrial base (Sec. 30). PD minimum is 1 acre.
- Concept Plan: P&Z public hearing and recommendation, then City Council ordinance.
- Detailed Site Plan within one year of Concept Plan approval (Sec. 30.4A.2.a, Sec. 12).
- Replat the parcels into a single lot; dedicate any required easements.
- TxDOT driveway permit for access to the IH-45 southbound frontage road.
- Civil engineering, drainage and detention design under Chapter 10 and City standards.

PD DEVIATIONS TO REQUEST

- HEIGHT. LI and HI cap building height at 3 stories or 45' (Sec. 28.3A.1). A 32' clear building runs ±42' to parapet — it fits, but 36'-40' clear does not. Ask for 55'.
- PARKING. Sec. 33.5A.49 requires 1 space per 1,000 SF → 215 spaces for this building, roughly 3x what a bulk distribution tenant uses. Ask for 0.4 / 1,000 plus trailer stalls.
- DOCK ORIENTATION. Sec. 33.10B bars loading docks facing or visible from a public street in every district except HI, and requires a 10' masonry screen wall where exposed. The east end of the truck court is visible from the frontage road. Screen it, or use an HI base.
- FRONT SETBACK. LI requires 50' where HC requires 30'. Fix the frontage setback in the PD.

LEGEND

- Property line
- Building setback — LI basis (50' front / 25' side & rear)
- Proposed building
- Concrete truck court / trailer storage
- Auto parking / drives
- Detention
- Landscape buffer (10', Sec. 34.6B)
- 24' fire lane

CONCEPTUAL SITE PLAN

OPTION A — TILT-WALL DISTRIBUTION

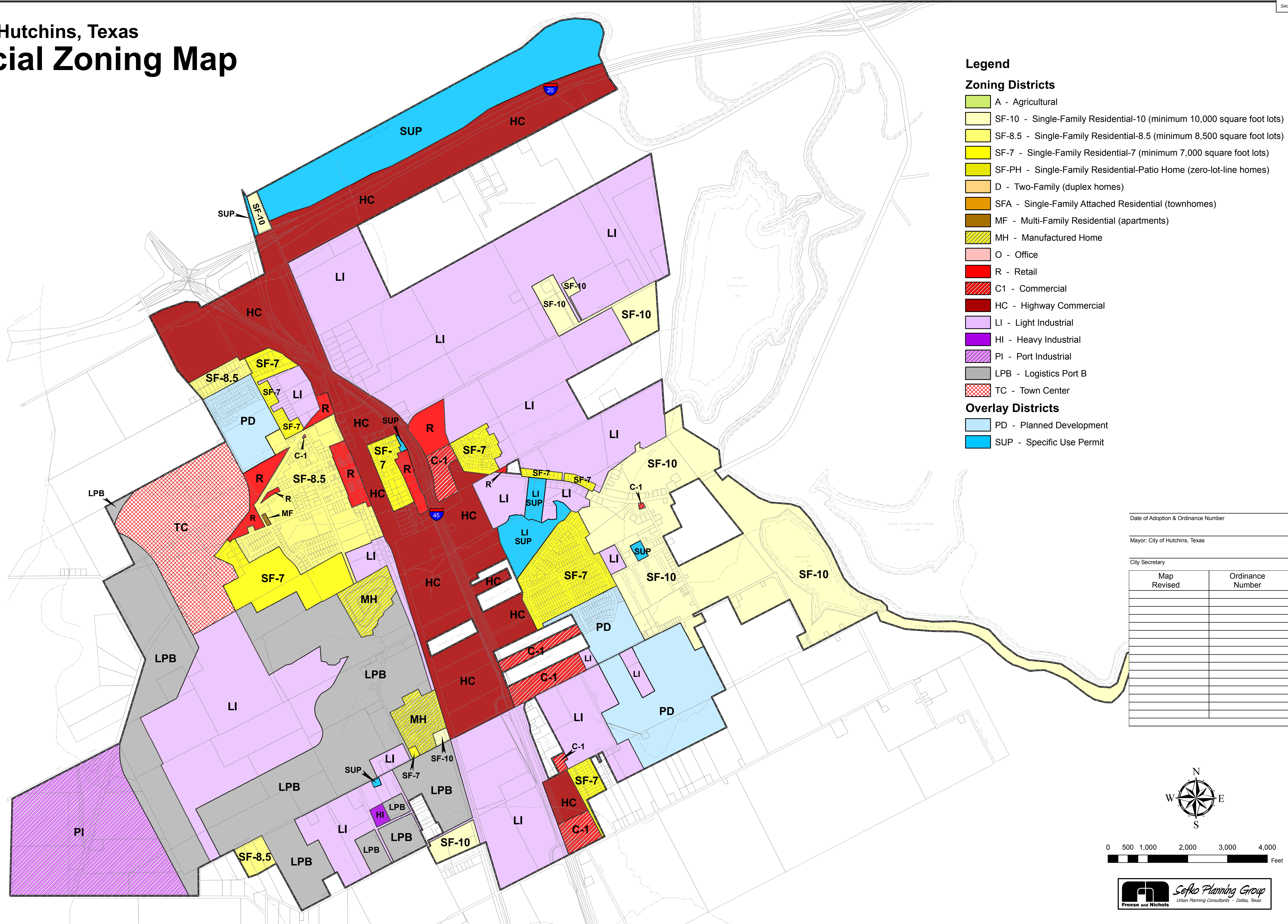
1101 S. INTERSTATE 45
HUTCHINS, DALLAS COUNTY, TEXAS
SOUTHERN TWO PARCELS — ±13.0 ACRES

PREPARED FOR: GTC INTERESTS
DATE: 18 AUGUST 2026 SHEET 1 OF 2

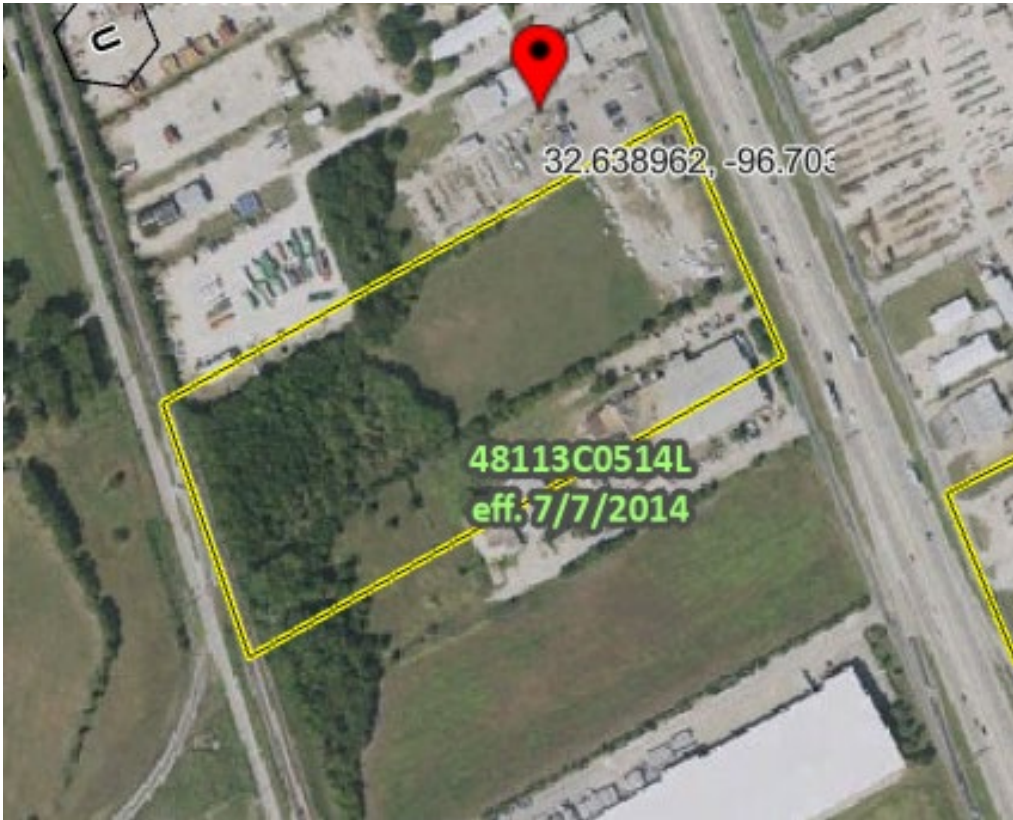
NOT FOR CONSTRUCTION — CONCEPT ONLY

Aerial Photo





Flood Map



Parcels Map



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

August 31st, 2026

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

RE: 1101 S IH 45 (Three Parcels) – Zoning & Specific Use Permit Application

To Whom It May Concern:

We respectfully submit this request for Light Industrial (LI) zoning and the Specific Use Permits (SUPs) described herein for the subject property, consisting of three contiguous parcels totaling approximately 19.20 acres, each commonly addressed as 1101 S IH 45, Hutchins, Texas.

Project Summary

The subject property comprises approximately 19.20 acres of land with frontage along the southbound service road of Interstate 45, a strategic infill location within an established industrial corridor offering excellent access to both I-45 and I-20. The northernmost parcel contains existing improvements and an existing tenancy that will continue as-is; no change to that operation is proposed as part of this request.

On the balance of the property, our intent is to develop a new tilt-wall industrial building with accompanying outdoor storage space. An example conceptual site plan is included with this application for illustrative purposes. The concept plan reflects one potential development scenario and is subject to refinement through the City's site plan, platting, and permitting processes; it is not intended to commit the project to specific building dimensions or specifications at this stage.

The location, interstate frontage, and site characteristics are ideal for modern industrial development, and our objective is to bring a well-designed, well-maintained project that is compatible with the City's long-term land use goals while meaningfully improving the appearance, functionality, and tax base of the site.

Application Description

The three parcels that comprise the subject property are currently zoned Highway Commercial (HC), with a portion of the property located within the City's extraterritorial jurisdiction (ETJ). *As part of this request, the applicant commits to pursuing voluntary annexation of the ETJ portion into the City of Hutchins. Upon annexation, that portion will initially carry the City's default zoning, and this application accordingly serves to establish uniform Light Industrial (LI) zoning, together with the SUPs described below, across all three parcels.*

Intended Uses

Our focus is to attract high-quality industrial users to the property, including warehousing, distribution, logistics, light manufacturing, assembly and fabrication, and service-based industrial tenants, contractors, and suppliers — including users that may require outdoor storage in connection with their operations. These are the categories of users for which the Light Industrial district is intended, and the requested zoning and SUPs are designed to provide the flexibility needed to secure well-capitalized, well-maintained tenancies that operate compatibly within the surrounding industrial corridor.

Site Improvements & Commitments

Redevelopment of the property will bring comprehensive improvements, including new Class A construction, paved parking and maneuvering areas, stormwater detention, and landscaping and screening consistent with City requirements. The development team looks forward to working collaboratively with the City of Hutchins Planning and Zoning team throughout the entitlement and site plan process. These improvements will materially enhance the site's visual quality and ensure it reflects positively on the surrounding area.

Specific Use Permits (SUP)

The following SUPs are hereby requested to afford the property additional compatible uses and to effectuate successful tenancy. These are the same uses recently approved by the City on comparable Light Industrial property along the I-45 corridor, and they are believed to be reasonable and in line with the long-term land use goals of the City of Hutchins planning and zoning leadership team.

Category	Land Use	HC	LI	HI	Definitions
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.
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	

Category	Land Use	HC	LI	HI	Definitions
Industrial & Related Uses	Low Risk Industrial Manufacturing Wholly Enclosed Within a Building		S	P	

Conclusion

This request respects the City's policy direction and positions an underutilized, interstate-fronting property for **high-quality industrial redevelopment** 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,

Wilson Bauer
Shoal Creek Capital Partners
3800 Maple Ave., Suite 360
Dallas, TX 75219
Ph: 512-963-3911
Email: wilson@shoalcreekcap.com



STAFF REPORT

MEETING DATE: September 28, 2026

MEETING TYPE: Planning & Zoning

SUBMITTED BY: Blake Moore

AGENDA CAPTION: Discuss and consider a recommendation for a SUP request by Wilson

Conduct a public hearing, discuss and consider a Bauer of Shoal Creek Capital partners for a total acreage of approximately 19.20 acres on 3 tracts of land located in the William Gatlin Survey, Abstract No. 499, in the City of Hutchins, Dallas County, Texas, and also being part of Lot 1 and Lot 3 of the L 6 S Industrial Park, an addition to the City of Hutchins, Texas. The three tracts of land are located at 1101 S. Interstate 45. A portion of the property is located in the City of Hutchins Extra-Territorial Jurisdiction. The SUP request is to allow the uses “Motor Freight Company/Terminal”, “Heavy Machinery Sales/Storage”, “Truck Sales & Storage”, and “Low Risk Industrial Manufacturing Not Wholly Enclosed Within a Building” in the Light Industrial District.

Presented by: Chief Building Official Blake Moore

Background Information

Wilson Bauer representing Shoal Creek Capital Partners is requesting a Specific Use Permit (SUP) for future tenants at 1101 S IH 45 on 3 tracts of land. The SUPs granted will provide the flexibility needed to secure well-capitalized, well- maintained tenancies that operate compatibly within the surrounding industrial corridor.

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 placing all the uses under one SUP.

Specific Use Permits (SUP)s

The Following SUPs are hereby requested to afford the property additional compatible uses to effectively attract future tenancy successfully.

Category	Land Use	HC	LI	HI	Definitions
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.
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

Review By the City Attorney

Staff Recommendation

Staff recommends making a motion to approve the SUP subject to the approval of the voluntary annexation.

Supporting Documentation and Attachments

Map of Tract 1, Tract 2, Tract 3

Concept Plan

Legal Description



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: 26-14

Address/Location: 3 Lots Located at 1101 S IH 45		Existing Use: Highway Commerical
Lot(s): WILLIAM GATLIN ABST 499 PG 811 TR 37 ACS 3.127-WILLIAM GATLIN ABST 499 PG 81 1 TR 37.1 ACS 9.609L & S INDUSTRIAL PARK ACS 6.458	Block: WILLIAM GATLIN ABST 499 PG 811 TR 37 ACS 3.127-WILLIAM GATLIN ABST 499 PG 81 1 TR 37.1 ACS 9.609L & S INDUSTRIAL PARK ACS 6.458	Current Zoning: Highway Commerical + ETJ
# of Acres: 19.20	# of Lots: 3	# of Units: 1

APPLICANT INFORMATION

Name: Shoal Creek Capital Partners		Company: Shoal Creek Capital	
Mailing Address: 3800 Maple Ave STE 360			
City: Dallas	State: TX	Zip: 75219	
Phone: 512-963-3911	Fax: -	Email: wilson@shoalcreekcap.com	

OWNER INFORMATION

Name: MCNEILUS TRUCK & MFG INC		Company: MCNEILUS TRUCK & MFG INC	
Mailing Address: PO BOX 70			
City: Dodge Center	State: MN	Zip: 55927	
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: _____

APPLICANT AUTHORIZATION:

- ☐ I will represent the application myself; or
- ☒ I authorize Shoal Creek Capital Partners (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.

McNeillus Truck and Manufacturing, Inc.

Owner's Signature: [Signature] Date: 8/27/26
Name/Title: Lee Dreas, President

STATE OF ~~TEXAS~~ Minnesota

COUNTY OF: Waseca

BEFORE ME, a Notary Public, on this day personally appeared Lee Dreas
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 27th day of August, 20 26.



[Signature]
Notary Public in and for the State of Texas mn

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: 8/31/2026

STATE OF TEXAS:

COUNTY OF DALLAS:

TRACT #1

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

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

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

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

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

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

TRACT #2

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

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

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

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

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

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

TRACT #3

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

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

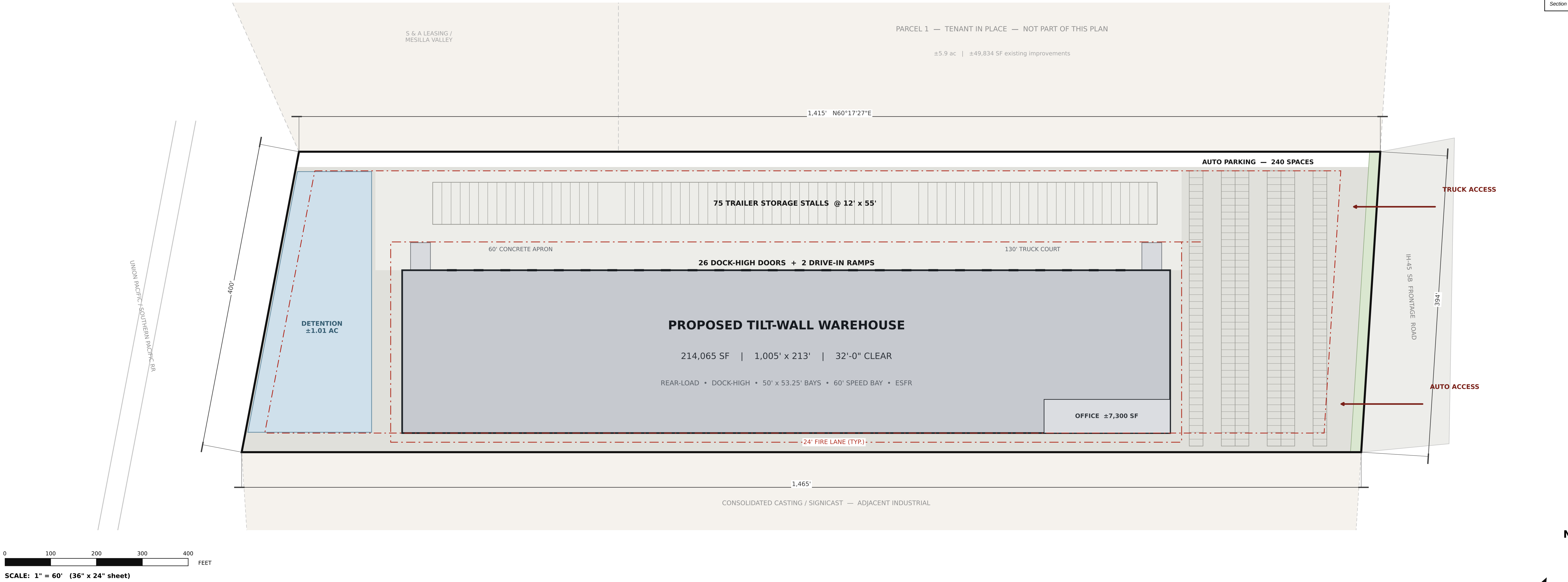
THENCE South 59 deg. 11 min. 52 sec. West, a distance of 1384.73 feet to a 1/2 inch iron rod found for corner in the Northeast line of a railroad right of way, at the West corner of a tract of land described in deed to Union Pacific Railroad Company, a Delaware corporation, recorded in Volume 2004244,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

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

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

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





SITE DATA — TILT-WALL DISTRIBUTION

Gross site area (southern 2 parcels)	±12.99 ac / 565,920 SF
Building area	214,065 SF
Building footprint	1,005' x 213'
Building coverage	37.8% (HC 50% / LI 65% max)
Clear height	32'-0" (±42' to parapet)
Office	±7,300 SF at east end
Dock-high doors	26 @ 9' x 10'
Drive-in ramps	2
Truck court	130' (60' apron + 55' trailer + 15')
Trailer storage stalls	75 @ 12' x 55'
Doors per 1,000 SF	0.12
Auto parking required (1 / 1,000 SF)	215 spaces
Auto parking shown	240 spaces
Loading spaces req'd (Sec. 33.10)	4 @ 10' x 60' — met by docks
Detention shown	±1.01 ac
Estimated impervious	±80%
Fire lane	24' continuous loop

ZONING & CODE BASIS

Jurisdiction	City of Hutchins
Existing zoning	HC — Highway Commercial
City limits	part of assemblage shown unincorporated
Recommended entitlement	PD district, LI base (Sec. 30)
PD minimum acreage	1 acre (Sec. 30.3D)
HC front / side / rear yard	30' / 25' / 25'
LI front / side / rear yard	50' / 25' / 25'
Yards adjacent to any street	treated as front yard
HC / LI max lot coverage	50% / 65%
HC / LI max height	8 stories / 3 stories or 45'
Masonry, HC & LI	80%; painted or fluted tilt-wall qualifies
Fire lane	24' min (Sec. 33.9)
Parking stall	9' x 20', or 9' x 18' w/ 2' overhang
Landscape buffer at thoroughfare	10' (Sec. 34.6B)
Street yard landscaped	15% min (Sec. 34.6A)
Open storage screen	6' min, not visible from street (36.2E)
Storage over 8' tall	SUP required (Sec. 36.2F.4)
Barbed wire	prohibited (Sec. 36.3F)

ENTITLEMENT PATH

- Survey the boundary and confirm exactly where the city-limit line falls; petition for voluntary annexation of any part of the site that is unincorporated.
- Rezone HC → PD district with a Light Industrial base (Sec. 30). PD minimum is 1 acre.
- Concept Plan: P&Z public hearing and recommendation, then City Council ordinance.
- Detailed Site Plan within one year of Concept Plan approval (Sec. 30.4A.2.a, Sec. 12).
- Replat the parcels into a single lot; dedicate any required easements.
- TxDOT driveway permit for access to the IH-45 southbound frontage road.
- Civil engineering, drainage and detention design under Chapter 10 and City standards.

PD DEVIATIONS TO REQUEST

- HEIGHT. LI and HI cap building height at 3 stories or 45' (Sec. 28.3A.1). A 32' clear building runs ±42' to parapet — it fits, but 36'-40' clear does not. Ask for 55'.
- PARKING. Sec. 33.5A.49 requires 1 space per 1,000 SF — 215 spaces for this building, roughly 3x what a bulk distribution tenant uses. Ask for 0.4 / 1,000 plus trailer stalls.
- DOCK ORIENTATION. Sec. 33.10B bars loading docks facing or visible from a public street in every district except HI, and requires a 10' masonry screen wall where exposed. The east end of the truck court is visible from the frontage road. Screen it, or use an HI base.
- FRONT SETBACK. LI requires 50' where HC requires 30'. Fix the frontage setback in the PD.

LEGEND

	Property line
	Building setback — LI basis (50' front / 25' side & rear)
	Proposed building
	Concrete truck court / trailer storage
	Auto parking / drives
	Detention
	Landscape buffer (10', Sec. 34.6B)
	24' fire lane

CONCEPTUAL SITE PLAN

OPTION A — TILT-WALL DISTRIBUTION

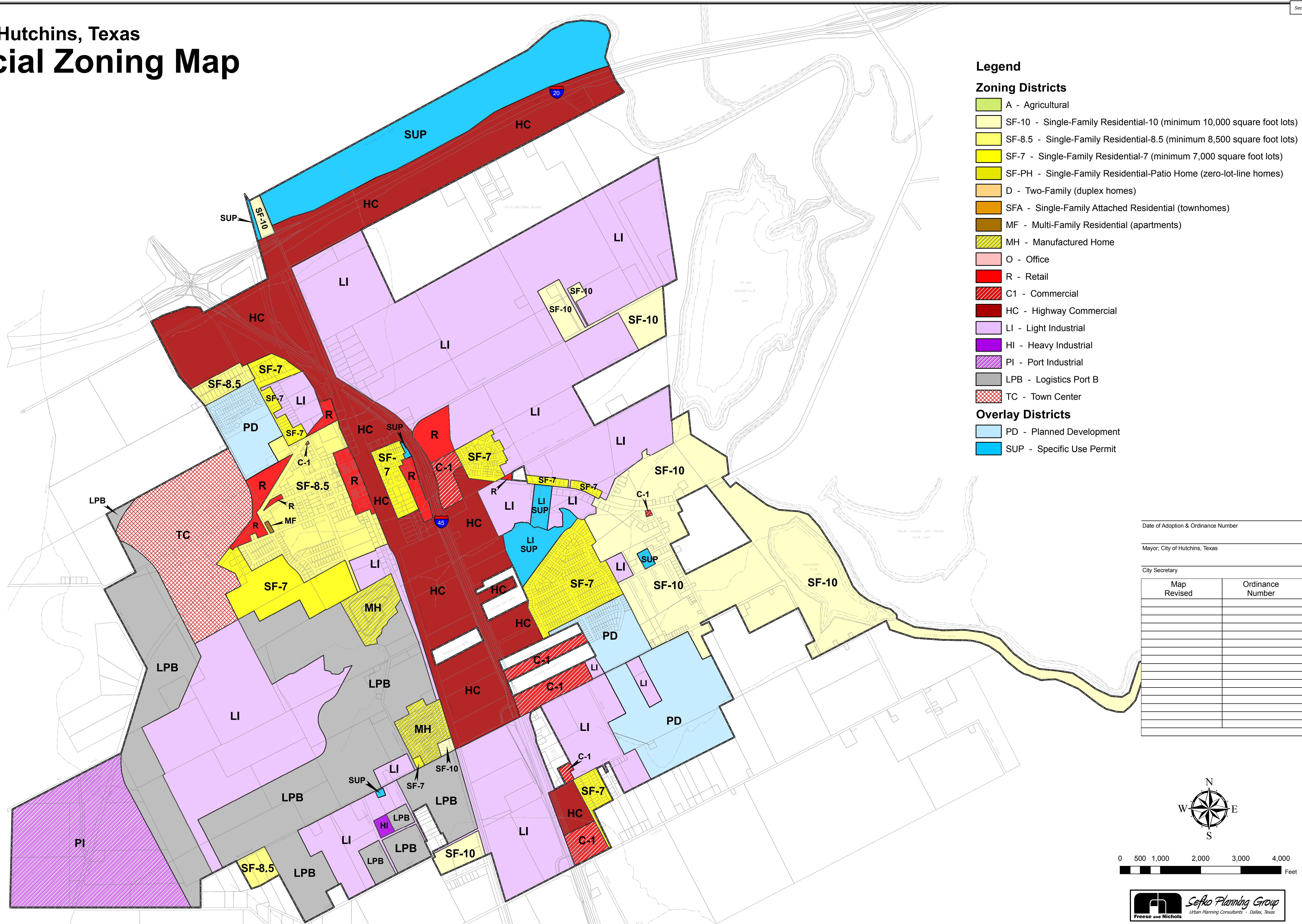
1101 S. INTERSTATE 45
HUTCHINS, DALLAS COUNTY, TEXAS
SOUTHERN TWO PARCELS — ±13.0 ACRES

PREPARED FOR: GTC INTERESTS
DATE: 18 AUGUST 2026 SHEET 1 OF 2

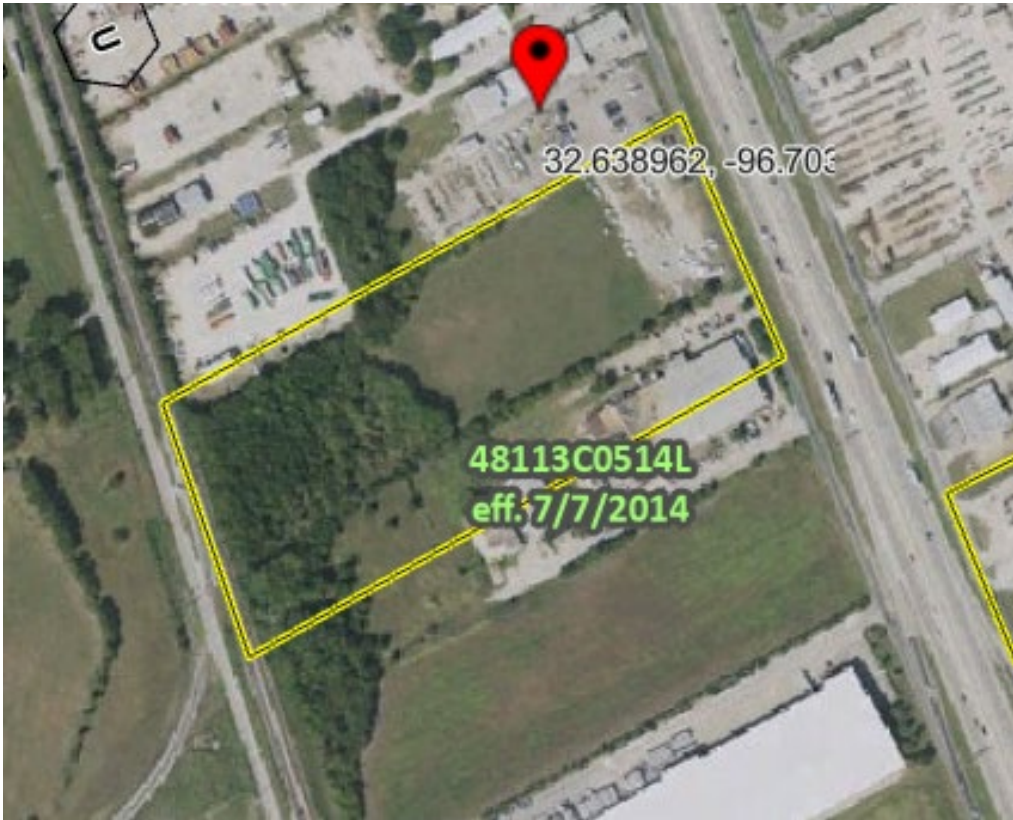
NOT FOR CONSTRUCTION — CONCEPT ONLY

Aerial Photo





Flood Map



Parcels Map



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

August 31st, 2026

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

RE: 1101 S IH 45 (Three Parcels) – Zoning & Specific Use Permit Application

To Whom It May Concern:

We respectfully submit this request for Light Industrial (LI) zoning and the Specific Use Permits (SUPs) described herein for the subject property, consisting of three contiguous parcels totaling approximately 19.20 acres, each commonly addressed as 1101 S IH 45, Hutchins, Texas.

Project Summary

The subject property comprises approximately 19.20 acres of land with frontage along the southbound service road of Interstate 45, a strategic infill location within an established industrial corridor offering excellent access to both I-45 and I-20. The northernmost parcel contains existing improvements and an existing tenancy that will continue as-is; no change to that operation is proposed as part of this request.

On the balance of the property, our intent is to develop a new tilt-wall industrial building with accompanying outdoor storage space. An example conceptual site plan is included with this application for illustrative purposes. The concept plan reflects one potential development scenario and is subject to refinement through the City's site plan, platting, and permitting processes; it is not intended to commit the project to specific building dimensions or specifications at this stage.

The location, interstate frontage, and site characteristics are ideal for modern industrial development, and our objective is to bring a well-designed, well-maintained project that is compatible with the City's long-term land use goals while meaningfully improving the appearance, functionality, and tax base of the site.

Application Description

The three parcels that comprise the subject property are currently zoned Highway Commercial (HC), with a portion of the property located within the City's extraterritorial jurisdiction (ETJ). *As part of this request, the applicant commits to pursuing voluntary annexation of the ETJ portion into the City of Hutchins. Upon annexation, that portion will initially carry the City's default zoning, and this application accordingly serves to establish uniform Light Industrial (LI) zoning, together with the SUPs described below, across all three parcels.*

Intended Uses

Our focus is to attract high-quality industrial users to the property, including warehousing, distribution, logistics, light manufacturing, assembly and fabrication, and service-based industrial tenants, contractors, and suppliers — including users that may require outdoor storage in connection with their operations. These are the categories of users for which the Light Industrial district is intended, and the requested zoning and SUPs are designed to provide the flexibility needed to secure well-capitalized, well-maintained tenancies that operate compatibly within the surrounding industrial corridor.

Site Improvements & Commitments

Redevelopment of the property will bring comprehensive improvements, including new Class A construction, paved parking and maneuvering areas, stormwater detention, and landscaping and screening consistent with City requirements. The development team looks forward to working collaboratively with the City of Hutchins Planning and Zoning team throughout the entitlement and site plan process. These improvements will materially enhance the site's visual quality and ensure it reflects positively on the surrounding area.

Specific Use Permits (SUP)

The following SUPs are hereby requested to afford the property additional compatible uses and to effectuate successful tenancy. These are the same uses recently approved by the City on comparable Light Industrial property along the I-45 corridor, and they are believed to be reasonable and in line with the long-term land use goals of the City of Hutchins planning and zoning leadership team.

Category	Land Use	HC	LI	HI	Definitions
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.
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	

Category	Land Use	HC	LI	HI	Definitions
Industrial & Related Uses	Low Risk Industrial Manufacturing Wholly Enclosed Within a Building		S	P	

Conclusion

This request respects the City's policy direction and positions an underutilized, interstate-fronting property for **high-quality industrial redevelopment** 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,

Wilson Bauer
Shoal Creek Capital Partners
3800 Maple Ave., Suite 360
Dallas, TX 75219
Ph: 512-963-3911
Email: wilson@shoalcreekcap.com



STAFF REPORT

MEETING DATE:	September 28, 2026
MEETING TYPE:	Planning & Zoning
SUBMITTED BY:	Blake Moore
AGENDA CAPTION:	Discuss and Consider a PD presented by Cythia Mickens Ross to develop a community hub located at 302 W. Palestine which has approximately 3 acres of site area.

Presented by: Blake Moore Chief Building Official

Background Information

The Cynthia Mickens Ministries Campus Project aims to expand housing opportunities, increase dedicated community occupancy space, provide dedicated community space, optimize pantry distribution, meet parking requirements, enhance garden areas, retail and entrepreneurial space, incorporate functional program spaces within the event facility, and address stormwater retention needs. They are here tonight to present their conceptual PD. If approved by P&Z and Council they will have 1 year to submit a detail site plan for the PD development.

Comprehensive Plan Priorities

EXPAND HOUSING CHOICE & AVAILABILITY

Increase the supply of single-family homes, introduce more variety in lot sizes, and allow targeted medium-density housing to meet the needs of different household types and income levels

- ✦ The CMM Project offers an opportunity to fulfill the medium-density vision with the capacity to support various household types at all income levels through the plan's multi-family housing development.

REZONE UNDERUTILIZED INDUSTRIAL LAND

Convert selected industrial parcels to residential and mixed-use districts to enable more housing opportunities in proximity to existing services and infrastructure.

- ✦ The CMM Project provides a mixed-use development in proximity to existing residential areas to offer potential commercial amenities to the surrounding community and create a node-like commercial/mixed-use development.

PRESERVE NEIGHBORHOOD CHARACTER

Maintain low-density development patterns in established residential areas and along key corridors like East Wintergreen, Trout, and JJ Lemmon, while integrating new developments.

INCENTIVIZE QUALITY DEVELOPMENT

Offer tools such as tax abatement, density/FAR bonuses, and expedited permitting for projects that meet city standards, incorporate amenities, or achieve LEED/NGBS standards.

- ✦ The CMM Project provides 32 new housing units to the area, providing for the density incentive without requiring the density bonus.

SUPPORT AFFORDABLE HOUSING

Encourage mixed-income neighborhoods and housing types that can serve local workers, seniors, and young families to reduce the high percentage of the workforce community in Hutchins.

- ✦ The CMM Project seeks to develop medium-density housing that would allow for 32 new units in the area. These units are intended as an attainable housing community.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommends approval.

Supporting Documentation and Attachments

- 1) Conceptual PD Packet



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: 302 W Palestine St. Hutchins, TX 75141		Existing Use: Commercial
Lot(s): 19, 21, 29	Block: 8	Current Zoning: SF-8.5
# of Acres: 3	# of Lots: 3	# of Units:

APPLICANT INFORMATION

Name: Cynthia Mickens Ross		Company: Cynthia Mickens Ministries, INC	
Mailing Address: 302 W Palestine St.			
City: Hutchins	State: TX	Zip: 75141	
Phone: 888-419-0957	Fax: N/A	Email: info@cynthiamickensministries.org	

OWNER INFORMATION

Name: Cynthia Mickens Ross		Company: Cynthia Mickens Ministries, INC	
Mailing Address: 302 W Palestine St.			
City: Hutchins	State: TX	Zip: 75141	
Phone: 888-419-0957	Fax: N/A	Email: info@cynthiamickensministries.org	

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

ZONING APPLICATION SUBMITTAL REQUIREMENTS

- ☐ Concept Plan 24"x36", 4 copies (folded)
☒ Site Plan / Concept Plan Checklist
☐ Legal Description
☒ Letter stating reason for request

(See Fee Schedule For All Amounts)

Fee: _____

☒ CD of electronic version (pdf) of proposed plans

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: _____

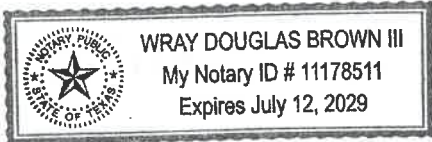
Date: _____

STATE OF TEXAS

COUNTY OF: _____

BEFORE ME, a Notary Public, on this day personally appeared Cynthia Mickens Ross
 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 11th day of September, 20 20.



Wray Douglas Brown III
 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: _____

Date: _____



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 Cornelius Caldwell (A)

MINUTES
HUTCHINS PLANNING AND ZONING COMMISSION
AUGUST 24, 2026
REGULAR MEETING – 6:00 P.M.

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on August 24, 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 6:00 p.m.
Commissioner Davis gave the invocation.
The pledge of allegiance was performed.

Members Present:

Chairman Joseph Matthews
Commissioner Tod Davis
Commissioner Cornelius Caldwell

Members Absent:

Commissioner Teronika Gaines
Commissioner Don Pressler

B. CITIZEN COMMENTS

No citizens' comments were made.

C. PRESENTATIONS

D. CONSENT AGENDA

No items on the consent agenda.

E. PUBLIC HEARINGS

1. **Conduct a public hearing and consider a recommendation to the City Council for an Ordinance repealing Ordinance 782 adopted on February 16, 2004, in its entirety and amending Chapter 14 Zoning Ordinance Adopted and Exhibit 14A Zoning Ordinance of the City of Hutchins.**

The public hearing opened at 6:03PM. Blake presented the item to the Planning & Zoning Commission. Stephen Cook with Dunaway presented the changes to the Zoning Ordinance. Hutchins Resident, Melvin Keeler, spoke his concerns and opposition to

Data Centers. The public hearing closed at 6:39PM. Commissioner Davis made a motion to approve the recommendation of approval to City Council. Commissioner Caldwell seconded the motion to approve. Motion carried 3-0.

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

1. **Approval of the July 27, 2026 Minutes.**

Commissioner Davis made a motion to approve the meeting minutes. Commissioner Caldwell seconded the motion to approve. Motion carried 3-0.

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

2. **ITEMS OF COMMUNITY INTEREST**

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

3. **ADJOURN**

Commissioner Davis made a motion to adjourn. Commissioner Caldwell seconded the motion Approved by a 3-0 roll call vote. The meeting was adjourned at 6:43 PM.

APPROVED:

Recording Secretary

Joseph Matthews
Chairman

Tod Davis
Vice Chairman