



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

