

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: _____

Name/Title: _____

Date: _____

8/27/26

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.



Karen R Jongbloedt
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:

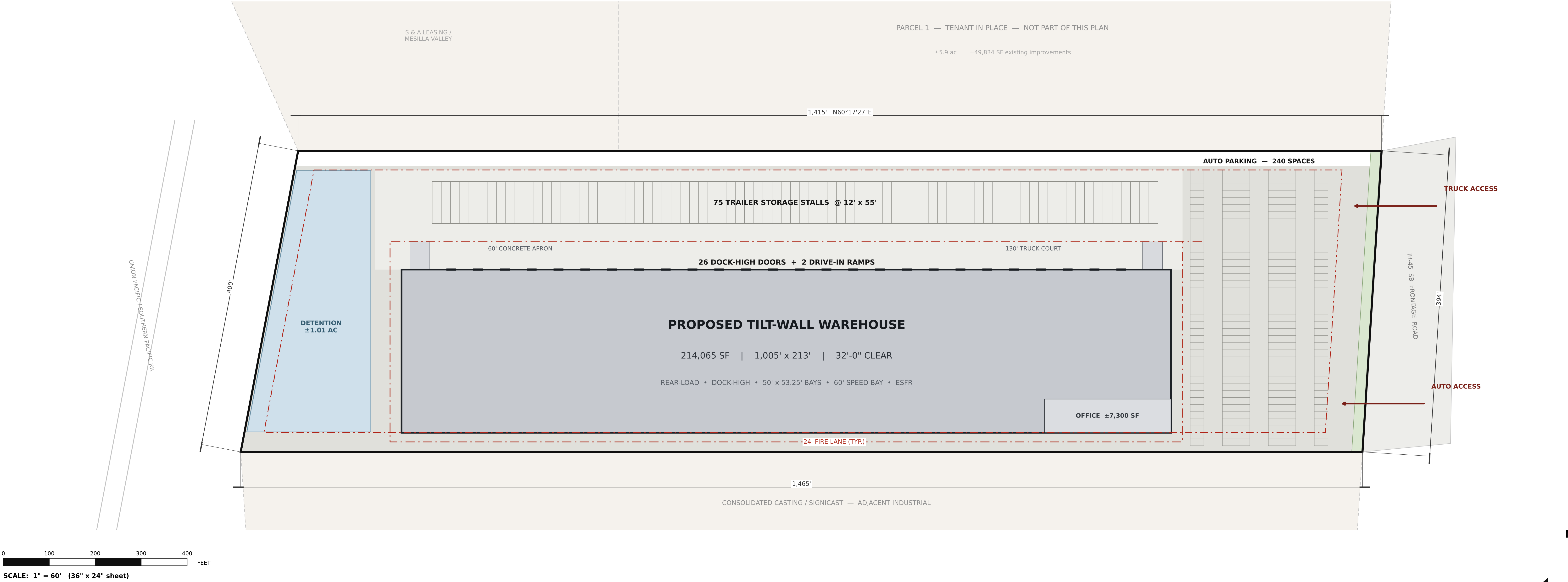
BEGINNING at a 1/2 inch yellow-capped iron rod stamped "5310" found for corner in the Southwest line of S. Interstate 45 Service Road, at the North corner of a tract of land described in deed to Consolidated Casting LLC, a Delaware limited liability company, recorded under Instrument No. 201800103719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

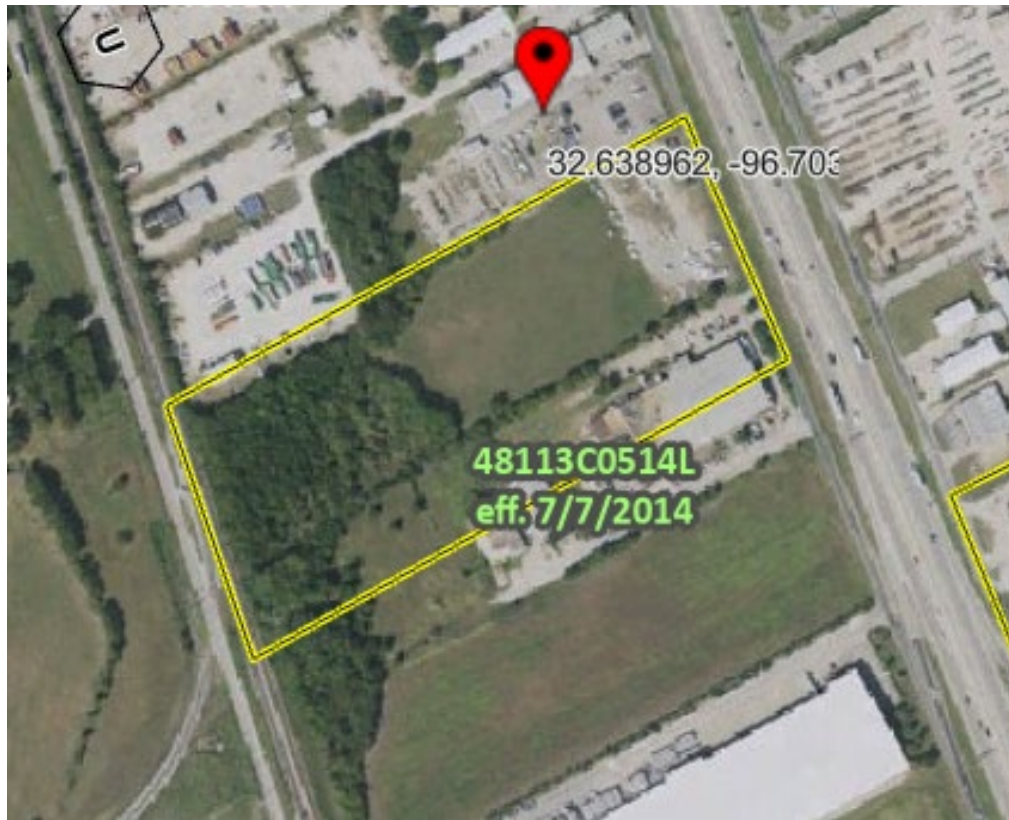
NOT FOR CONSTRUCTION — CONCEPT ONLY

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