



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

