



STAFF REPORT

MEETING DATE:	August 3, 2026
MEETING TYPE:	City Council
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 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

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		

This was recently passed through P&Z 5-0 on July 27, 2026.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

The City Attorney has reviewed and is acceptable as to form.

Staff Recommendation

Staff Recommend Approval

Supporting Documentation and Attachments

Map of tract 1

