

SUP APPLICATION LETTER

725 E. Wintergreen, Hutchins, TX 75141
Foundry Commercial Acquisitions, LLC



HIGHLIGHTS

ADDRESS:	725 E. Wintergreen Rd, Hutchins, TX
BUILDING/SITE SIZE:	15,000 SF + 10,000 SF Building on 11.4 ACRES
STATUS:	Proposed Development
CONSTRUCTION TYPE:	Tilt Wall Construction with Storefront; Concrete Paved Parking
ZONING:	Light Industrial (LI)
APPLICANT:	Foundry Commercial Acquisitions (Represented by Nick Vinson)
SUP REQUEST FOR:	<u>Parking Lot, Truck and Trailer; Heavy Load Vehicle Storage; Truck Sales and Storage</u>

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City of Hutchins | City Hall
Attn: Blake Moore
321 N Main, P.O. Box 500
Hutchins, TX 75141
bmoore@cityofhutchinstx.gov

Mr. Moore,

We are requesting a Specific Use Permit (“SUP”) for a proposed development at 725 E. Wintergreen Road to allow the following uses: Parking Lot, Truck and Trailer; Heavy Load Vehicle Storage; and Truck Sales and Storage. The site is zoned Light Industrial (“LI”) and will feature two Class A tilt-wall maintenance facilities totaling 25,000 SF on an 11.4-acre, fully paved and fenced lot with perimeter landscaping.

The project is designed to accommodate up to two tenants whose operational needs align closely with the LI district intent—low-intensity, service-oriented industrial users that maintain equipment, park vehicles off-street, and operate primarily during daytime business hours. Our targeted users include:

- Utility contractors utilize light-load vehicles, which when stored on site qualifies as **Parking Lot, Truck and Trailer** under the City of Hutchins code.
- Freight Carriers operate semi-trucks and trailers, which when stored on site qualifies as **Heavy Load Vehicle Storage** under the City of Hutchins code.
- Truck sales and leasing operations qualify as **Truck Sales and Storage** under the City of Hutchins code.

Approval of the requested uses would provide the following benefits to the city:

- **Supports the expanding city infrastructure.** Hutchins’ rapid industrial and residential growth has accelerated demand for electrical, sewer, gas, and telecommunications contractors. Our survey identified a shortage of nearby contractor yards. The project provides purpose-built space for these essential service providers—helping maintain and expand local infrastructure.
- **Improves truck safety and reduces on-road congestion.** With nearly five million square feet of new warehouse and distribution absorption annually, demand for nearby service and staging (“ISF”) facilities far exceeds supply. The absence of such facilities contributes to on-ramp truck parking, unsafe roadside idling, and congestion (see Exhibit A). Our facility’s proximity to I-35 provides controlled off-street parking and maintenance capacity, improving traffic safety and logistics efficiency.
- **Generates stable employment.** Each of our target users creates administrative and technical skill jobs with competitive wages. In particular, truck sales operations typically create 20+ jobs per location while generating minimal incremental truck trips because vehicles are stored and displayed on-site.

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- **Raises design quality along Wintergreen.** The proposed tilt-wall facilities and screened, paved yard will elevate the corridor's appearance, setting a new benchmark for industrial design and maintenance standards.
- **Compatible with surrounding uses.** Adjacent and nearby properties currently support similar heavy-vehicle and logistics operations. The project's uses are therefore consistent with the established industrial pattern and complementary to the nearby Union Pacific intermodal facility.

The LI district permits several more intensive uses *by right*—many of which generate higher noise, traffic, or 24-hour activity. Examples include:

- Parking Lot or Structure, Commercial (Auto)
- Auto Glass/Upholstery/Muffler Shops
- Auto Repair, Major
- Contractor Shop with Outside Storage Yard
- Distribution Center
- Welding or Machine Shop
- Wholesale & Retail Steel/Metal Sales with Outside Storage

By contrast, our plan will:

- Concentrate staging and light service on a screened, paved site with managed circulation
- Reduce spillover to public streets via on-site queuing and operating rules
- Commit to appearance and housekeeping standards (landscaping, fencing/screening)
- Limit activities to light maintenance indoors or within designated service bays

It is our sincere belief that the proposed mix of uses at our development would provide a tangible benefit not only to Hutchins, but also to its residents and employers. Please do not hesitate to reach out with any questions, and I look forward to discussing this opportunity further. We appreciate your consideration of this request.

Respectfully,

Nick Vinson
Foundry Commercial
29 Hermitage Ave
Nashville, TN 37221
Phone: 772-203-7407
Email: nick.vinson@foundrycommercial.com

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Exhibit A

Photograph taken on 9/23/2025 showing illegal parking at on ramp for I-20 Frontage Rd approx. 2.7 miles from the subject site.



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Exhibit B – Location

