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Planning and Zoning Commission
City of Hutchins
321 N Main Street
Hutchins, TX 75141

Dear Members of the Planning and Zoning Commission,

I am writing on behalf of GSI Highway Products to formally request a Special Use Permit (SUP) from the City of Hutchins Planning and Zoning Commission. For over four decades, GSI Highway Products has proudly contributed to the Hutchins business community, and as we continue to grow, we are seeking a new office and warehouse facility that meets our expanding needs.

After careful consideration, we have identified the former LKQ Corp - Auto Parts offices and warehouse as the ideal location for our operations. The property is currently zoned as Highway Commercial, which permits both warehouse storage and office use in accordance with Section 32.11 of the City of Hutchins Zoning Ordinance. Our intent is to purchase this property and utilize it for both office space and warehouse storage to support our growing business.

Our operations primarily involve light fabrication and welding of various products, including railing systems, guardrails, and crash cushion attenuators. As outlined in the zoning ordinance, light fabrication and welding are permitted within Highway Commercial zones with the approval of an SUP. All fabrication activities will be confined to the existing warehouse and will fully comply with local regulations.

Additionally, we are requesting an SUP to allow for temporary inventory storage in designated portions of the existing stabilized laydown yard. This area will experience

minimal to no traffic, with trucks and trailers unloading materials on the concrete sections, then temporarily moving them onto the designated stabilized areas where they will be temporarily stored and organized before being moved permanently into warehouse space.

In order to proceed with the purchase, we kindly request that the Planning and Zoning Commission approve the necessary SUPs to ensure our operations are permissible within the zoning requirements.

We believe this property holds great potential for the community, and GSI is uniquely positioned to use it in a manner that is both clean and aesthetically pleasing, while staying within the existing zoning parameters. Several previous buyers have considered purchasing the property but ultimately did not due to the zoning restrictions, as they required large-scale outdoor storage for trucks and trailers. In contrast, our use of the space will be highly efficient and well-maintained.

GSI's presence at 904 S IH-45 will provide significant benefits to the City of Hutchins. Our operations will offer a more efficient and aesthetically pleasing use of the property compared to its previous occupants. Moreover, this new facility will enable us to expand our workforce, creating numerous job opportunities and contributing positively to the local economy.

As a long-established part of the Hutchins business community, GSI has employed and trained hundreds of local residents, making substantial contributions to the betterment of the community. We are committed to maintaining the high standards that have earned us the trust of Hutchins over the years.

To clarify, there will be no changes to the exterior of the existing buildings, landscaping, or parking unless those changes are aimed at revitalizing these areas. Any improvements we make will enhance the overall appeal of the property and ensure that it remains a valuable asset to the community.

We sincerely appreciate your consideration of our request and look forward to the opportunity to expand our operations within the City of Hutchins. We are happy to provide any additional information or documentation you may require and are eager to collaborate with the city to make this transition as smooth as possible.

Thank you for your time and support.

Sincerely,

John Williams
President
GSI Highway Products

