



STAFF REPORT

MEETING DATE: October 5, 2026

MEETING TYPE: Council Meeting

SUBMITTED BY: Blake Moore

AGENDA CAPTION: Discuss and consider accepting a voluntary annexation request submitted by Shoal Creek Capital Partners for approximately 12.723 acres located at 1101 S. IH-45, currently within the City of Hutchins Extraterritorial Jurisdiction.

Presented by: Chief Building Official Blake Moore

Background Information

On August 27, 2026, Wilson Bauer, representing Shoal Creek Capital Partners, submitted a written request for the voluntary annexation of approximately 12.723 acres located at 1101 S. IH-45 into the full-purpose corporate limits of the City of Hutchins. The subject tract is currently within the City's Extraterritorial Jurisdiction (ETJ), which is part of the McNeilus Truck and Manufacturing Inc. parcels.

The applicant states that annexation is desired to bring the entire former 19.20-acre site under one municipal jurisdiction and to support separately submitted requests for Light Industrial (LI) zoning and Specific Use Permit (SUP) approvals.

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. The current tenant is Siddons Martin emergency Group LLC. On the balance of the property, their intent is to develop a new tilt-wall industrial building with accompanying outdoor storage space. 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.

Budget Implications

N/A

Operational Impact

Upon annexation, the tract would become subject to full municipal jurisdiction, including zoning, building and fire codes, permitting, inspections, code enforcement, police and fire protection, and other services identified in the services agreement. Future development remains subject to all applicable platting, access, drainage, utility, environmental, site plan, and construction requirements.

Legal Review

The City Attorney Has Reviewed and Prepared The Notice Of Publication.

Staff Recommendation

Staff Recommends approval of the voluntary annexation request.

Supporting Documentation and Attachments

Shoal Creek Capital Voluntary Annexation and Zoning Request.