



STAFF REPORT

MEETING DATE:	October 5, 2026
MEETING TYPE:	City Council
SUBMITTED BY:	Blake Moore
AGENDA CAPTION:	Discuss and consider a recommendation for a SUP 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 SUP request is to allow the uses “Motor Freight Company/Terminal”, “Heavy Machinery Sales/Storage”, “Truck Sales & Storage”, and “Low Risk Industrial Manufacturing Not Wholly Enclosed Within a Building” in the Light Industrial District.

Presented by: Chief Building Official Blake Moore

Background Information

Wilson Bauer representing Shoal Creek Capital Partners is requesting a Specific Use Permit (SUP) for future tenants at 1101 S IH 45 on 3 tracts of land. The SUPs granted will provide the flexibility needed to secure well-capitalized, well- maintained tenancies that operate compatibly within the surrounding industrial corridor.

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 placing all the uses under one SUP.

Specific Use Permits (SUP)s

The Following SUPs are hereby requested to afford the property additional compatible uses to effectively attract future tenancy successfully.

Category	Land Use	HC	LI	HI	Definitions
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.
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	

Budget Implications

N/A

Operational Impact

N/A

Legal Review

Review By the City Attorney

Staff Recommendation

Staff recommends making a motion to approve the SUP subject to the approval of the voluntary annexation.

Supporting Documentation and Attachments

Map of Tract 1, Tract 2, Tract 3

Legal Description