

Zoning & SUP Request Letter

(Light Industrial with Outdoor Storage)

August 31st, 2026

City of Hutchins

City Hall

Attn: Planning & Zoning Commission

321 N. Main Street

Hutchins, Texas 75141

RE: 1101 S IH 45 (Three Parcels) – Zoning & Specific Use Permit Application

To Whom It May Concern:

We respectfully submit this request for Light Industrial (LI) zoning and the Specific Use Permits (SUPs) described herein for the subject property, consisting of three contiguous parcels totaling approximately 19.20 acres, each commonly addressed as 1101 S IH 45, Hutchins, Texas.

Project Summary

The subject property comprises approximately 19.20 acres of land with frontage along the southbound service road of Interstate 45, a strategic infill location within an established industrial corridor offering excellent access to both I-45 and I-20. 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.

On the balance of the property, our intent is to develop a new tilt-wall industrial building with accompanying outdoor storage space. An example conceptual site plan is included with this application for illustrative purposes. 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.

The location, interstate frontage, and site characteristics are ideal for modern industrial development, and our objective is to bring a well-designed, well-maintained project that is compatible with the City's long-term land use goals while meaningfully improving the appearance, functionality, and tax base of the site.

Application Description

The three parcels that comprise the subject property are currently zoned Highway Commercial (HC), with a portion of the property located within the City's extraterritorial jurisdiction (ETJ). *As part of this request, the applicant commits to pursuing voluntary annexation of the ETJ portion into the City of Hutchins. Upon annexation, that portion will initially carry the City's default zoning, and this application accordingly serves to establish uniform Light Industrial (LI) zoning, together with the SUPs described below, across all three parcels.*

Intended Uses

Our focus is to attract high-quality industrial users to the property, including warehousing, distribution, logistics, light manufacturing, assembly and fabrication, and service-based industrial tenants, contractors, and suppliers — including users that may require outdoor storage in connection with their operations. These are the categories of users for which the Light Industrial district is intended, and the requested zoning and SUPs are designed to provide the flexibility needed to secure well-capitalized, well-maintained tenancies that operate compatibly within the surrounding industrial corridor.

Site Improvements & Commitments

Redevelopment of the property will bring comprehensive improvements, including new Class A construction, paved parking and maneuvering areas, stormwater detention, and landscaping and screening consistent with City requirements. The development team looks forward to working collaboratively with the City of Hutchins Planning and Zoning team throughout the entitlement and site plan process. These improvements will materially enhance the site's visual quality and ensure it reflects positively on the surrounding area.

Specific Use Permits (SUP)

The following SUPs are hereby requested to afford the property additional compatible uses and to effectuate successful tenancy. These are the same uses recently approved by the City on comparable Light Industrial property along the I-45 corridor, and they are believed to be reasonable and in line with the long-term land use goals of the City of Hutchins planning and zoning leadership team.

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	