



STAFF REPORT

MEETING DATE: March 16, 2026

MEETING TYPE: City Council

SUBMITTED BY: Blake Moore

AGENDA CAPTION: Discuss and consider a rezone by John Gonzalez of RTG Capital for 904 S IH 45:
TRACT 2: CONTAINING 10.4903 ACRES (456, 956 SQ.FT.) OF LAND, MORE OR LESS.
TRACT 3: BEING A TRACT OF 5.000 ACRES OF LAND IN THE WILLIAM GATLIN SURVEY ABST. NO. 499, DALLAS COUNTY, TEXAS.
TRACT 4: BEING A TRACT OF LAND SITUATED IN THE THOMAS FREEMAN SURVEY, ABSTRACT NO. 453, AND THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, AND SAID TRACT OF LAND BEING A PART OF TRACTS 1 AND 3 IN A WARRANTY DEED CONVEYED TO J.R. TO THE POINT OF BEGINNING AND CONTAINING 7.8516 ACRES (342,016 SQUARE FEET) OF LAND, MORE OR LESS.

Presented by: Chief Building Official Blake Moore

Background Information

John Gonzalez of RTG Capital is looking at purchasing the LKQ property and has approached the city about rezoning and feels like it would be more suited for future tenants if the zoning of the property was changed from Highway Commercial (HC) to Light industrial (LI). Their focus is to attract **low-intensity, Light Industrial users** such as contractors, service based industrial tenants, or suppliers—that may require **incidental outdoor storage** without generating excessive traffic, noise, or nuisance impacts.

Desired Uses include service-oriented contractors with limited outdoor material storage, operating primarily during normal business hours such as:

- Commercial fencing & gate systems
- Architectural metal / railings
- Precast architectural elements
- Decorative concrete / masonry products
- Shade structures & canopies
- Roofing systems manufacturers
- Commercial window & glazing suppliers
- Curtain wall / façade subcontractors

- Solar mounting systems (non-retail) Architectural millwork shops
- Truss or LVL component fabricators
- Custom cabinetry shops (commercial)
- Engineered wood products distributor
- Electrical apprenticeship programs
- Welding schools
- HVAC training centers
- Utility workforce training yards
- Electrical co-op staging
- Fiber maintenance yards
- Water district service centers
- Traffic signal maintenance facilities
- Agricultural equipment
- Compact construction equipment
- Trailers for sale only (not storage)
- Specialized vehicles (utility, service bodies)

Their commitment to the City Of Hutchins is to work collaboratively with the City, and are willing to undertake the following improvements as part of this zoning request:

- Comprehensive **site cleanup and maintenance**
- **Exterior paint** and aesthetic upgrades where applicable
- **Landscaping enhancements** along visible frontages and boundaries
- Continued upkeep of the **existing paved frontage**, which already provides approximately **132 striped parking spaces** for employees and customers and access to 27 warehouse bays.

As part of the rezone RTG Capital has agreed to annex the portions that are in the ETJ into the City Of Hutchins and replat the property. RTG Capital is also meeting the ZBOA to ask for a variance to the special off street parking provisions in the ordinance to ask for relief on paving the entire site to instead create lanes for trucks to pull up and unload.

Staff has reviewed the RE Zoning Application and all corrections requested have been made. This project complies with the future land use map and comprehensive plan.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff Recommends Approval

Supporting Documentation and Attachments