



STAFF REPORT

MEETING DATE:	August 3, 2026
MEETING TYPE:	Council Meeting
SUBMITTED BY:	Blake Moore
AGENDA CAPTION:	Discuss and consider accepting a voluntary annexation request submitted by RTG Capital for approximately 4.526 acres located at 1080 S. IH-45, currently within the City of Hutchins Extraterritorial Jurisdiction. Presented by: Chief Building Official Blake Moore

Background Information

On July 2, 2026, John Gonzalez, representing RTG Capital, submitted a written request for the voluntary annexation of approximately 4.526 acres located at 1080 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) and is part of the vacant former LKQ salvage yard site.

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

Address: 1080 S. IH-45, Hutchins, Texas 75141
Area: Approximately 4.526 acres
Tax Parcel ID: 65049981110490100
Current Jurisdiction: City of Hutchins ETJ
Current Municipal Zoning: None; ETJ property is outside the City limits
Existing Site Condition: Vacant portion of former LKQ salvage yard
Survey: William Gatlin Survey, Abstract No. 499, Dallas County
Applicant / Agent: RTG Capital / John Gonzalez



Applicant's location exhibit - 4.526-acre ETJ tract shown in green

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 for the voluntary annexation request.

Supporting Documentation and Attachments

RTG Capital Voluntary Annexation Request