



STAFF REPORT

MEETING DATE: February 23, 2026

MEETING TYPE: Planning & Zoning

SUBMITTED BY: Blake Moore

AGENDA CAPTION: Discuss and consider a Final Plat by Manuel Valencia of 412 North IH 45 Service Road Series, LLC AKA 412 North IH 45 Service Road is the owner of a tract of land situated in the Benjamin Matthews Survey, Abstract No. 898, City of Hutchins, Dallas County, Texas, being that tract of land described in General Warranty Deed to 412 North IH 45 Service Road Series, LLC as recorded in Instrument Number 202100387653

Presented by: Blake Moore

Background Information

Manuel Valencia of K&M Freight Services has submitted a final plat of a 5.571 acre tract of land in the Light Industrial (LI) Zoning District. The reason for the Final Plat is for future expansion. A Preliminary Plat was approved by the Planning and Zoning Commission Oct 27th 2025.

Staff has reviewed the Final plat 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