



# STAFF REPORT

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**MEETING DATE:** August 5, 2024

**MEETING TYPE:** City Council

**SUBMITTED BY:** Tim Rawlings

**AGENDA CAPTION:** Conduct a Public Hearing for the replat of an 7.939 acre tract of land located in the WILLIAM C. SHELTON SURVEY, Abstract No. 1285, Hutchins, Dallas County, Texas, and being Lot 1R, Block A, of Wilwash Addition, an Addition to the City of Hutchins, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 202000152325, Official Public Records, Dallas County, Texas, and being the same land described in Special Warranty Deed with Vendor's Lien to Rizos Land Group Northwest Highway, LLC, recorded in Instrument No. 202200060070, Official Public Records, Dallas County, Texas, and being the same land described in Special Warranty Deed with Reservations to Wilwash, LLC, recorded in Instrument No. 201600191833, Official Public Records, Dallas County, Texas, and being more particularly described as 2000 I-45..  
by: Tim Rawlings

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## **Background Information**

Victor Garcia, of Structure Commercial. (representing property owner Rizos Land Group Northwest Highway, LLC") has made a request to replat the 7.939 acre tract of land located in the WILLIAM C. SHELTON SURVEY, Abstract No. 1285, Hutchins, Dallas County, Texas, and being Lot 1R, Block A, of Wilwash Addition, an Addition to the City of Hutchins, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 202000152325, Official Public Records, Dallas County, Texas, and being the same land described in Special Warranty Deed with Vendor's Lien to Rizos Land Group Northwest Highway, LLC, recorded in Instrument No. 202200060070, Official Public Records, Dallas County, Texas, and being the same land described in Special Warranty Deed with Reservations to Wilwash, LLC, recorded in Instrument No. 201600191833, Official Public Records, Dallas County, Texas, and being more particularly described as 2000 I-45.

This replat is to create a new 2-acre lot along the north end of the property for a retail truck parts sales office/warehouse.

Staff has reviewed the Replat, and all requested corrections have been made, the replat conforms with the plating procedures set out in the City of Hutchins Subdivision Ordinance.

## **Budget Implications**

N/A

**Operational Impact**

N/A

**Legal Review**

N/A

**Staff Recommendation**

Staff recommends approval

**Supporting Documentation and Attachments**