



**CITY OF HUTCHINS
PLANNING & ZONING COMMISSION - SPECIAL CALLED MEETING
AGENDA**

**Wednesday, July 02, 2025 at 4:00 PM
City Hall, 321 N. Main Street**

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Regular Meeting of the Planning & Zoning Commission Board to be held on Wednesday, July 2, 2025 at 4:00 PM at the Hutchins City Hall - Council Chambers located at 321 N. Main St, Hutchins, Texas, at which time the following items will be discussed and considered.

Commission Members

Chair, Joseph Matthews
Vice Chair, Tod Davis
Secretary, Don Pressler
Commission Member, Teronika Gaines
Commission Member, Ed Williams
Alternate Member, James Spence
Alternate Member, Cornelius Caldwell

A. CALL TO ORDER

Roll Call

Invocation

Pledge of Allegiance

B. CITIZEN COMMENTS: *This agenda item provides an opportunity for citizens to address the Board on any matter that is not posted on the agenda. Anyone wishing to address the Board should complete a Citizen Comments Form and submit it to the recording secretary prior to the start of the Board meeting. There is a three (3) minute time limit for each citizen to speak. However, in accordance with the Texas Open Meetings Act, the Board cannot discuss issues raised or make any decision at this time.*

C. PRESENTATIONS

D. CONSENT AGENDA - *All items presented in the Consent Agenda require no deliberation by the Board. Each Board member has the opportunity of removing an item from this agenda so that it may be considered separately.*

E. PUBLIC HEARING

1. Discuss and consider a request by Lineage Logistics to consider approval of exceptions to the typical façade elevation, specifically the required vertical and horizontal articulations, and the Earth Tone Color Palette in the Port Industrial (PI) and Logistics Port B (LPB) Districts for the properties as described, Tract 3, 42.41 acres in the John R Fondren Abstract 461 PG, Tract 2, 23.17 acres in the William Gatlin Abstract 499 PG, Tract 4, 33.51 acres in the John R Fondren

Abstract 461 PG, Tract 5, 2.75 acres in the John Fondren Abstract commonly described as 3706 & 3840 Lancaster Hutchins Road, 1300 & 1600 West Wintergreen Road.

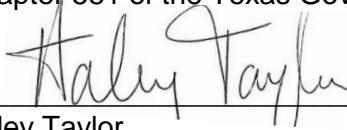
F. REGULAR AGENDA - *As authorized by Section 551.071 of the Texas Government Code, the Commission reserves the right to convene in Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.*

G. ITEMS OF COMMUNITY INTEREST

H. ADJOURNMENT

CERTIFICATION

I certify that a copy of the July 2, 2025 agenda of items to be considered by the Planning & Zoning Commission Board was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website www.cityofhutchins.org, in accordance with Chapter 551 of the Texas Government Code. Posted on June 25, 2025 before 6:00 p.m.



Haley Taylor
Staff Liaison

ACCESSIBILITY STATEMENT

The meeting location is wheelchair accessible from the front door. Request for special services must be received at least 48 hours in advance of scheduled meeting. For assistance, please call the office of the City Secretary at 972-225-6121 or email the City Secretary at colquin@cityofhutchins.org



STAFF REPORT

MEETING DATE: June 23, 2025

MEETING TYPE: Planning & Zoning

SUBMITTED BY: Blake Moore

AGENDA CAPTION: Discuss and consider an exception to the (Port Industrial District Ordinance Façade Guidelines) requested by Robert Sangdahl of Lineage Logistics to allow an exception for building elevations to the facade for their proposed building located at a tract of land situated in the John R. Fondren Survey, Abstract No. 461 and the William Gatlin Survey, Abstract No. 499, City of Hutchins, Dallas County, Texas, and being a portion of a called 95.66 acre tract of land designated as "Parcel #20-3". A called 42.73 acres tract of land designated as "Parcel 8", and a called 43.06 acre tract of land designated as "Parcel 31", all in the Special Warranty Deed to WHL 45 LLC, recorded in Instrument No. 201100339298, Official Public Records, Dallas County, Texas.

Presented by: Blake Moore

Background Information

Robert Sangdahl of Lineage Logistics has submitted a development application for (Building Elevations) to allow a different elevation for the facade of their proposed building development. Their property is in the Port Industrial District which grants the Planning and Zoning Commission to allow exceptions to this requirement upon review and approval of a typical facade elevation. This is being requested because the design of their exterior is insulated wall panels for their refrigerated storage and the required exterior elevation articulations is not possible without damaging the insulated panels.

Building Materials.

One hundred percent (100%) of the surface of each exterior wall (excluding doors and windows) facing a public street, residential use or public open space shall consist of materials including but not limited to stone, brick, glass block, tile, cast metal, cast or cultured stone, concrete (tilt-up walls), or a combination of these materials. The use of other cementitious products (e.g. stucco, Hardy Plank, or other similar materials) approved by the Building Official shall be limited to fifty percent (50%) of the buildings' exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first eight feet (8') above grade on a facade visible from a public right-of-way or a public area.

Exceptions to this requirement may be allowed on a case by case basis by the Planning and Zoning Commission or City Council upon submission and approval of elevation drawings of the subject structure, and material samples.

- a. Facade Guidelines

b.
Horizontal Articulation.

Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the wall's height without having an off-set of ten percent (10%) of the wall's height (maximum of five (5) feet); the new plane shall extend for a distance equal to a minimum of twenty percent (20%) of the maximum length of the first plane. **The Planning and Zoning Commission may allow exceptions to this requirement upon review and approval of a typical facade elevation.**

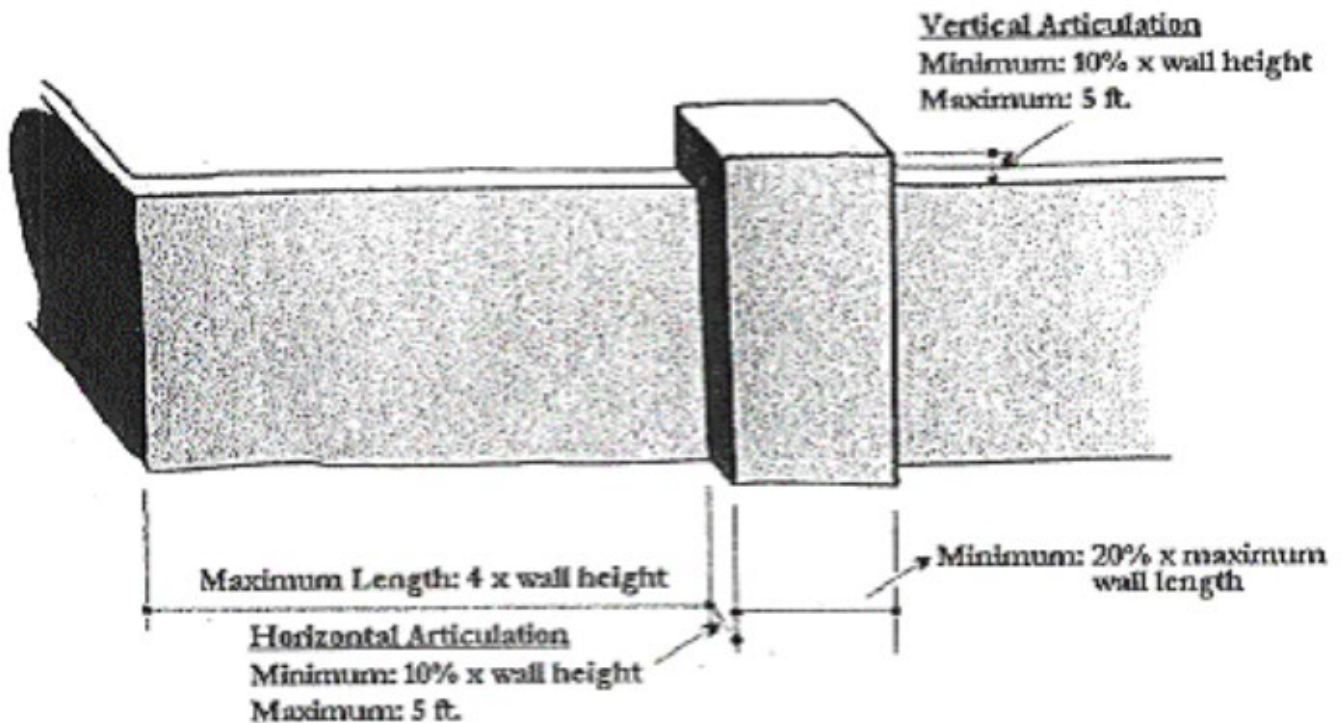
Walls not facing a public right-of-way or a residentially zoned property and loading dock doors are exempt from the horizontal articulation requirement.

C.
Vertical Articulation.

Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the height of the wall without changing height by a minimum of ten percent (10%) of the wall's height (maximum of five (5) feet). **The Planning and Zoning Commission may allow exceptions to this requirement upon review and approval of a typical facade elevation.**

Walls not facing a public right-of-way or residentially zoned properties are exempt from the vertical articulation requirement.

Figure 3. Horizontal and Vertical Articulation



Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommends Approval

Supporting Documentation and Attachments

EXHIBIT A

PRINT LEGALLY DESCRIBING AND DEPICTING THE LAND

**EXHIBIT A
GRANTEE PROPERTY**

JOHN R. FONDREN SURVEY, ABSTRACT NO. 461
WILLIAM GATLIN SURVEY, ABSTRACT NO. 499
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS



PROPERTY DESCRIPTION

BEING a tract of land situated in the John R. Fondren Survey, Abstract No. 461 and the William Gatlin Survey, Abstract No. 499, City of Hutchins, Dallas County, Texas, and being a portion of a called 95.66 acre tract of land designated as "Parcel #20-3", a called 42.73 acres tract of land designated as "Parcel 8", and a called 43.06 acre tract of land designated as "Parcel 31"; all in the Special Warranty Deed to WHL Dallas 45 LLC, recorded in Instrument No. 201100339298, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the north corner of a Lot 1, Block A, Biagi Wintergreen Addition, an addition to the City of Hutchins, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201700221766, Official Public Records, Dallas County, Texas, being in the northeast line of said Parcel 8, and being the east corner of a 125-foot Rail Easement described in the Easement Deed to Union Pacific Railroad Company, recorded in Instrument No. 201600357675, as amended in Inst. No. 202500078195, Official Public Records, Dallas County, Texas;

THENCE with the common line of said Parcel 8 and said 125-foot Rail Easement, North 30°24'18" West, a distance of 75.80 feet to an angle point in said northeast line of Parcel 8 and being the south corner of Southeast Water Treatment Plant, an addition to the City of Hutchins, according to the plat thereof recorded in Volume 93023, Page 3743, Official Public Records, Dallas County, Texas;

THENCE with the common line of said Parcel 8, said 125-foot Rail Easement and said Southeast Water Treatment Plant, North 30°19'45" West, a distance of 49.20 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the **POINT OF BEGINNING**;

THENCE over and across said Parcel 8, 31, and 20-3, the following courses and distances:

South 59°20'03" West, with the northwest line of said 125-foot Rail Easement, a distance of 1956.34 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 859.49 feet, a central angle of 17°11'52", and a chord bearing and distance of South 50°44'07" West, 257.01 feet;

In a southwesterly direction, continuing with the northwest line of said 125-foot Rail Easement, with said tangent curve to the left, an arc distance of 257.98 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 30°39'57" West, a distance of 998.41 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 72°24'57" West, a distance of 72.37 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set in the east right-of-way line of Lancaster-Hutchins Road (a called 100-foot right-of-way);

NOTES:

A sketch was prepared on even date to accompany this description.

Bearings are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

An ALT/NSPS Land Title Survey of the original area was prepared on 12/05/2024.

	05/20/2025	Revised Boundary Geometry and Updated Rail Easement
NO.	DATE	REVISION DESCRIPTION
Kimley»Horn		
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102		FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com
Scale	Drawn by	Checked by
N/A	AEL	DJD
Date	Project No.	Sheet No.
Feb. 2025	061311004	1 OF 3

**EXHIBIT A
GRANTEE PROPERTY**

JOHN R. FONDREN SURVEY, ABSTRACT NO. 461
WILLIAM GATLIN SURVEY, ABSTRACT NO. 499
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

THENCE with the east right-of-way line of said Lancaster-Hutchins Road, North 15°54'39" East, a distance of 858.23 feet to a 1/2-inch iron rod found for the north corner of said Parcel 31 and the southwest corner of a called 43.05 acre tract of land designated as "Parcel 30" in the Special Warranty Deed to DLH Logistics LLC, recorded in Instrument No. 201700256958, Official Public Records, Dallas County, Texas;

THENCE with the common line of said Parcel's 31 and 30, South 89°57'00" East, a distance of 1,099.41 feet to a 1/2-inch iron rod found for the northeast corner of said Parcel 31, the most southerly southeast corner of said Parcel 30, and being in the southwest line of said Parcel 8;

THENCE with the common line of said Parcels 8 and 30, the following courses and distances:

North 30°59'31" West, a distance of 286.95 feet to a 3/4-inch iron rod found for the west corner of said Parcel 8, and an interior ell corner of said Parcel 30;

North 59°43'20" East, a distance of 699.59 feet to a 5/8-inch iron rod with red plastic cap (stamping illegible) found for the north corner of said Parcel 8, and being in the southwest line of said Southeast Water Treatment Plant addition;

THENCE with the said common line of Parcel 8 and Southeast Water Treatment Plant addition, South 30°19'45" East, a distance of 1324.57 feet to the POINT OF BEGINNING and containing a computed area of 2,943,328 square feet or 65.570 acres of land.

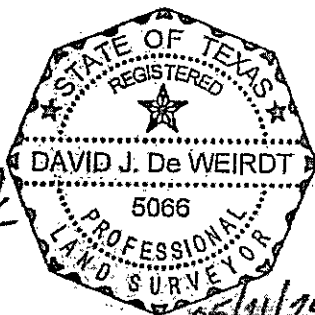
NOTES:

A sketch was prepared on even date to accompany this description.

Bearings are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

David J. De Weirdt

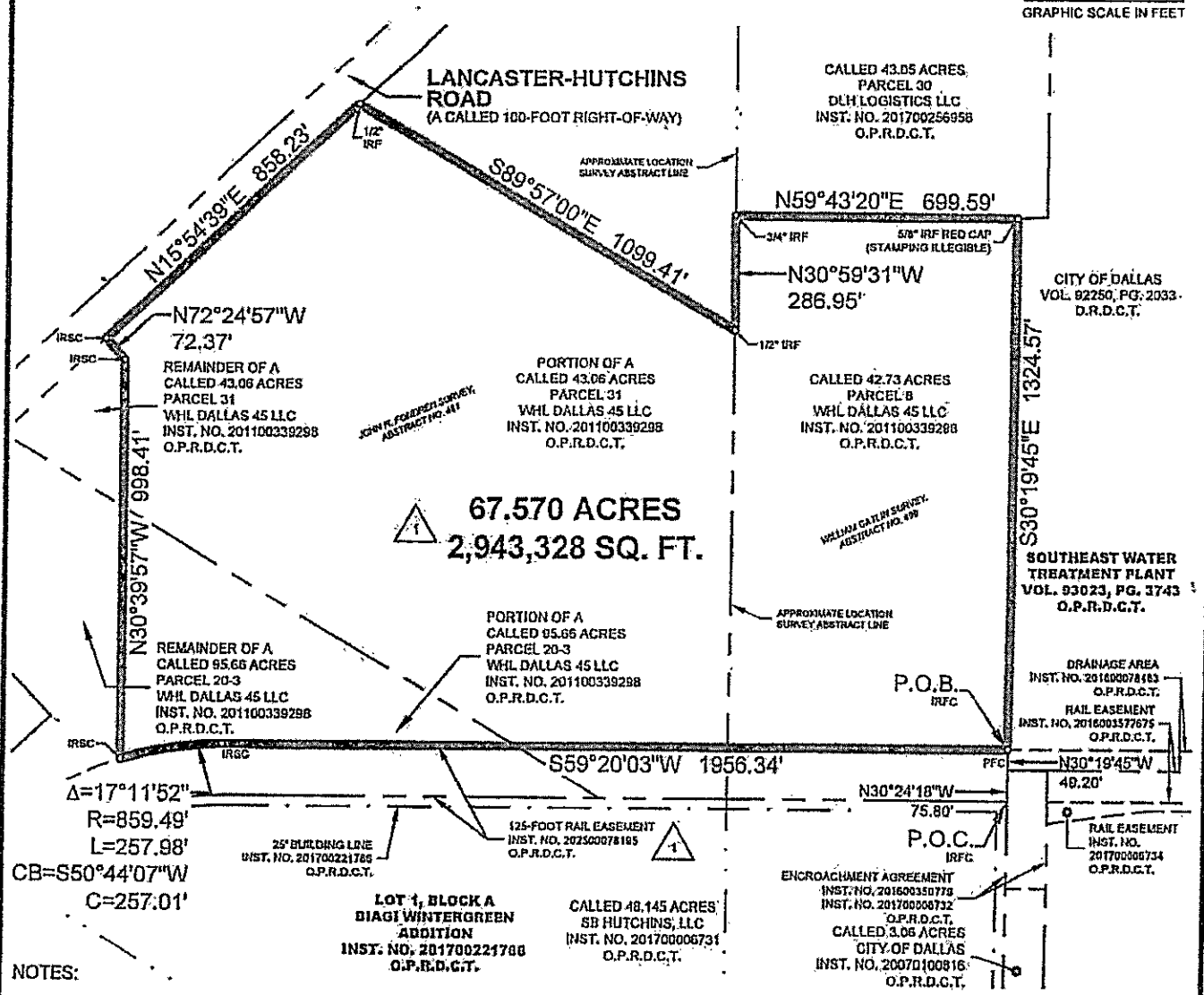
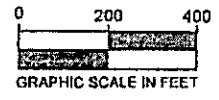
DAVID J. De WEIRDT
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5066



05/21/25

	05/20/2025	Revised Boundary Geometry and Updated Rail Easement
NO.	DATE	REVISION DESCRIPTION
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040		Tel. No. (817) 335-6511 www.kimley-horn.com
Scale	Drawn by	Checked by
N/A	AEL	DJD
Date	Project No.	Sheet No.
Feb. 2025	061311004	2 OF 3

EXHIBIT A
GRANTEE PROPERTY
 JOHN R. FONDREN SURVEY, ABSTRACT NO. 461
 WILLIAM GATLIN SURVEY, ABSTRACT NO. 499
 CITY OF HUTCHINS, DALLAS COUNTY, TEXAS



NOTES:
 A description was prepared on even date to accompany this sketch.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.

- LEGEND**
- P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - P.F.C. = POINT FOR CORNER
 - IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
 - D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

	05/20/2025	Revised Boundary Geometry and Updated Rail Easement
NO.	DATE	REVISION DESCRIPTION
Kimley»Horn		
801 Cheny Street, Unit 11, # 1300 Ft. Worth, Texas 76102		FIRM # 10184040
Tel. No. (817) 335-6511 www.kimley-horn.com		
Scale 1" = 400'	Drawn by AEL	Checked by DJD
Date Feb. 2025	Project No. 081311004	Sheet No. 3 OF 3



Aerial View

Project Beckett - Texas Building Rendering



Street View

Project Beckett - Texas Building Rendering



Office View

Project Beckett - Texas Building Rendering



Aerial View

Project Beckett - Texas Building Rendering



Street View

Project Beckett - Texas
Building Rendering



Office View

Project Beckett - Texas Building Rendering