



**CITY OF HUTCHINS  
PLANNING & ZONING COMMISSION MEETING  
AGENDA  
Monday, May 18, 2026 at 6:00 PM  
City Hall - Council Chamber, 400 N. JJ Lemmon Road**

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 Monday, May 18, 2026 at 6:00 PM at the Hutchins City Hall - Council Chambers located at 400 N JJ Lemmon Rd., 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**

**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.*

1. Discuss and consider a final plat by Dylan Adame with Kimley-Horn representing the property owner Rob Sangdahl with Lineage LLC, for a final plat of the Site D Addition, Lot 1 Block A, 67.570 tract of land located in the Port Industrial (PI) District, JOHN R. FONDREN SURVEY, ABSTRACT NO. 461 WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, located North of West Wintergreen Road and South of Witt Road, more commonly described as 3840 Lancaster Hutchins Road.
2. Approval of the April 27, 2026 Minutes.

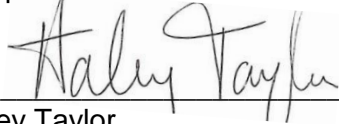
#### **G. ITEMS OF COMMUNITY INTEREST**

3. Boards and Commission Recruitment Event, Tuesday, May 19, 2026, 6:30 p.m., Hutchins Event Center, 400 N. JJ Lemmon Rd., Hutchins.
4. City Office Closed, Monday, May 25, 2026, in observance of Memorial Day Holiday
5. City Council Meeting, Monday, June 1, 2026, 6:30PM, Hutchins City Hall, 400 N. JJ Lemmon Rd., Hutchins.
6. Planning & Zoning Meeting, Monday, June 22, 2026, 6:30PM., Hutchins City Hall, 400 N. JJ Lemmon Rd., Hutchins.

#### **H. ADJOURNMENT**

#### **CERTIFICATION**

I certify that a copy of the May 18, 2026 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](http://www.cityofhutchins.org), in accordance with Chapter 551 of the Texas Government Code. Posted on May 12, 2026 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](mailto:colquin@cityofhutchins.org)



# STAFF REPORT

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**MEETING DATE:** May 18, 2026

**MEETING TYPE:** Planning & Zoning

**SUBMITTED BY:** Blake Moore

**AGENDA CAPTION:** Discuss and consider a Final Plat by Robert Sangdahl of Lineage Logistics, LLC who are the owners of 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 42.73 acre tract of land designated as "Parcel 8" and a called 43.06 acre tract of land designated as "Parcel 31 ", 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:

Presented by: Blake Moore

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## **Background Information**

Robert Sangdahl of Lineage Logistics, LLC has submitted a final plat of a 42.73-acre tract of land in the Port Industrial (PI). The reason for the final plat is for the construction development of this site of Lineage Logistics, LLC 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.

## **Operational Impact**

N/A

## **Legal Review**

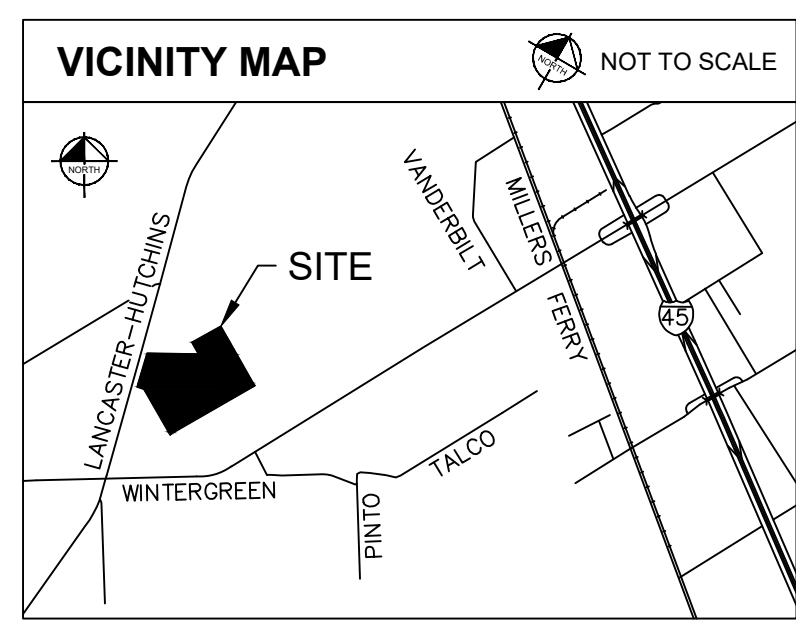
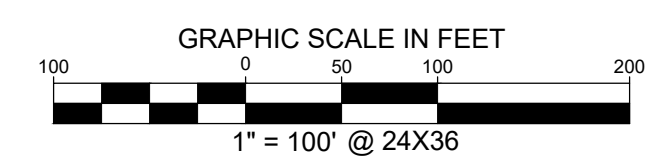
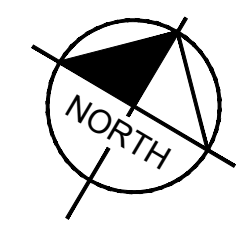
N/A

## **Staff Recommendation**

Staff Recommends Approval

## **Supporting Documentation and Attachments**





**LEGEND**

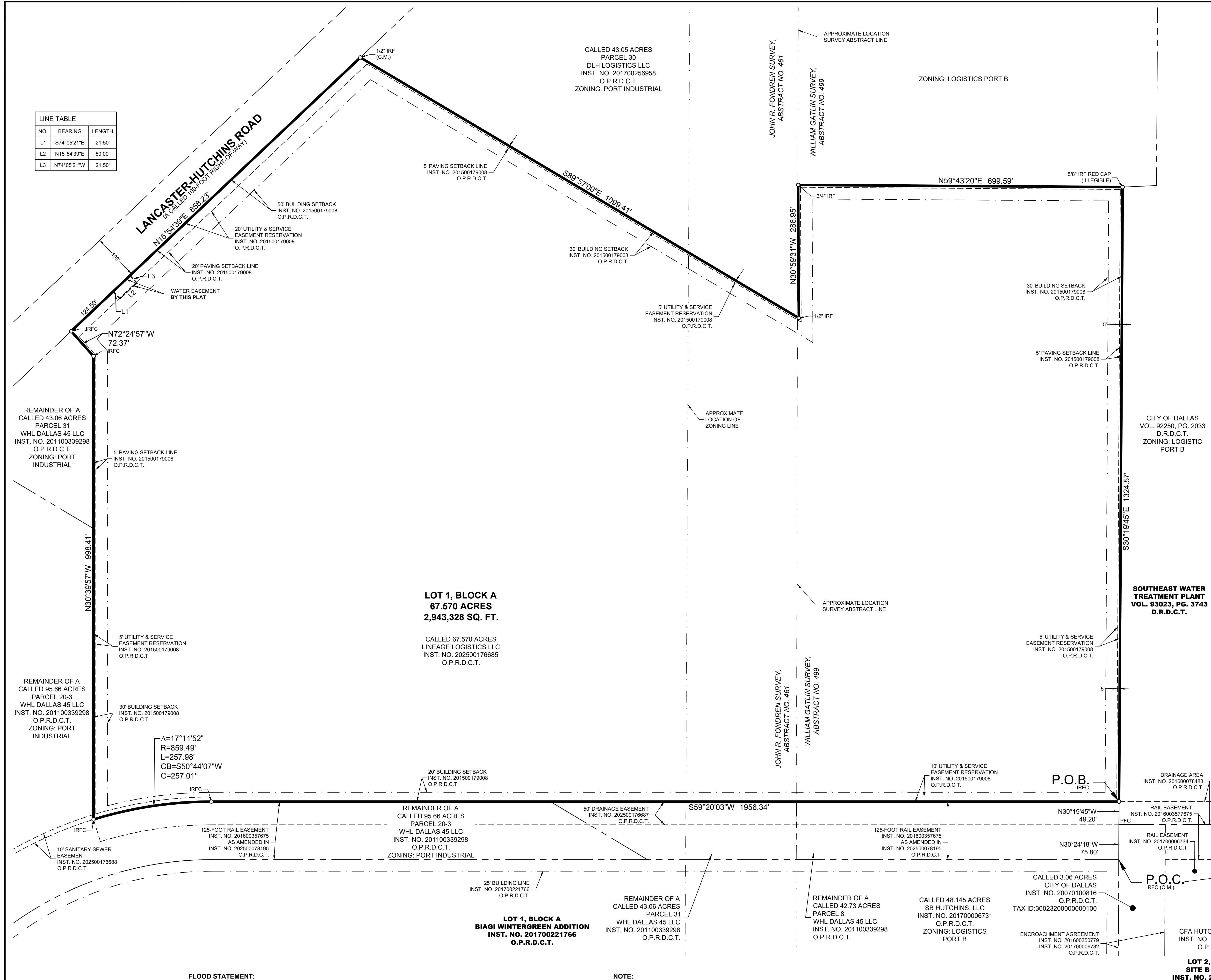
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	5/8" IRON ROD W/ KHA CAP FOUND
TRC	POINT FOR CORNER
P.O.B.	POINT OF BEGINNING
(C.M.)	CONTROLLING MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS

**LINE TYPE LEGEND**

	BOUNDARY LINE
	EASEMENT LINE
	ADJOINING PROPERTY LINE
	BUILDING SETBACK LINE

**LINE TABLE**

NO.	BEARING	LENGTH
L1	S74°05'21"E	21.50'
L2	N15°54'39"E	50.00'
L3	N74°05'21"W	21.50'



PLACE COUNTY RECORDING LABEL HERE

**FINAL PLAT**  
**SITE D ADDITION**  
**LOT 1, BLOCK A**  
**67.570 ACRES**  
 ZONING = PORT INDUSTRIAL  
 3550 LANCASTER HUTCHINS ROAD  
 JOHN R. FONDREN SURVEY, ABSTRACT NO. 461  
 WILLIAM GATLIN SURVEY, ABSTRACT NO. 499  
 CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

**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	Date	Project No.	Sheet No.
1" = 100'	AEL	DJD	May 2026	064525606	1 OF 2

**FLOOD STATEMENT:**

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0655K, for Dallas County, Texas and incorporated areas, dated July 7, 2014, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**NOTE:**

- Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

OWNER:  
 LINEAGE LOGISTICS, LLC  
 46500 HUMBOLT DRIVE  
 NOVI, MICHIGAN 48377  
 CONTACT: STEVE CHIAMBRETTI  
 PH: 704-221-1143  
 SChiambretti@onelineage.com

ENGINEER/SURVEYOR:  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 2600 N. CENTRAL EXPY.  
 SUITE 400  
 RICHARDSON, TEXAS 75080  
 CONTACT: DYLAN ADAME P.E.  
 PH: 214-617-0535  
 Dylan.Adame@kimley-horn.com

OWNER'S CERTIFICATE OF DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

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 all of a called 67.570 acre tract of land described in the Special Warranty Deed to Lineage Logistics, LLC, recorded in Instrument No. 202500176685, 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 a called 42.73 acres tract of land designated as "Parcel 8" in the Special Warranty Deed to WHL Dallas 45 LLC, recorded in Instrument No. 201100339298, Official Public Records, Dallas County, Texas, 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 Instrument 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, Deed Records, Dallas County, Texas;

THENCE with the common line of said Parcel 8 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 east corner of said 67.570 acre tract, and being the POINT OF BEGINNING;

THENCE with the south line of said 67.570 acre tract, 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" found 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 common line of said 67.570 acre tract and said 125-foot Rail Easement, with said curve to the left, an arc distance of 257.98 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found 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" found 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" found for corner in the east right-of-way line of Lancaster-Hutchins Road (a called 100-foot right-of-way);

THENCE with said east right-of-way line, North 15°54'39" East, a distance of 858.23 feet to a 1/2-inch iron rod found for the northwest corner of said 67.570 acre tract, 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 67.570 acre tract and said Parcel 30, the following courses and distances:

South 89°57'00" East, a distance of 1,099.41 feet to a 1/2-inch iron rod found for an interior ell corner of said 67.570 acre tract, and being the most southerly southeast corner of said Parcel 30;

North 30°59'31" West, a distance of 286.95 feet to a 3/4-inch iron rod found for corner;

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 67.570 acre tract, and being in the southwest line of said Southeast Water Treatment Plant addition;

THENCE with the said common line of said 67.570 acre tract the 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 67.570 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LINEAGE LOGISTICS, LLC, a Delaware limited liability company, the undersigned authority, does hereby adopt this plat designating the herein above described property as SITE D ADDITION, LOT 1, BLOCK A, an addition to the City of Hutchins, Dallas County, Texas, and does hereby dedicate to the public use forever the streets and alleys, if any, shown hereon; and does hereby dedicate the easement strips, if any, shown on the plat for mutual use and accommodation of the City of Hutchins and all public utilities desiring to use or using same. No buildings, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over, or across the easement strips, if any, on said plat. The City of Hutchins and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, if any, and the City of Hutchins and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips, if any, for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of a five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes, street lights) is hereby granted to the City of Hutchins for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances.

We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat.

LINEAGE LOGISTICS, LLC, a Delaware limited liability company

By:

By:

Signature

Robert Sangdahl

Printed Name

VP of Real Estate

Title

STATE OF OHIO §
COUNTY OF WOOD §

BEFORE ME, the undersigned authority, on this day personally appeared on this \_\_\_\_ day \_\_\_\_\_, 2026, personally appeared Robert Sangdahl, VP of Real Estate of LINEAGE LOGISTICS, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same on behalf of said professional corporation and limited liability companies.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public, State of

Printed Name

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. De Weirtd, do hereby certify that I prepared this plat and the field notes made a part thereof from an on the ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Hutchins, Texas.

David J. De Weirtd Date
Registered Professional Land Surveyor No. 5066
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, #1300
Fort Worth, Texas 76102
Ph. (817) 335-6511
dave.deweirtd@kimley-horn.com

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared David J. De Weirtd, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public, State of Texas

Printed Name

CITY SECRETARY

The undersigned, the City Secretary of the City of Hutchins, Texas, hereby certifies that the foregoing final plat of the SITE D ADDITION, LOT 1, BLOCK A to the City of Hutchins was submitted to the appropriate Planning & Zoning Commission or City Council as required by the ordinances of the City of Hutchins on the \_\_\_\_ day of \_\_\_\_\_, 2026, and such body by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said body further authorized the acceptance thereof by signing as hereinabove subscribed in the capacity stated.

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, 2026

City of Secretary
City of Hutchins, Texas

All Variances (if any) from the General Development Ordinance Approved by City Council.

\_\_\_\_\_, Chairman, Planning & Zoning Commission Date
City of Hutchins, Texas

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT 05/05/2026

PLACE COUNTY RECORDING LABEL HERE

FINAL PLAT
SITE D ADDITION
LOT 1, BLOCK A
67.570 ACRES
ZONING = PORT INDUSTRIAL
3550 LANCASTER HUTCHINS ROAD
JOHN R. FONDREN SURVEY, ABSTRACT NO. 461
WILLIAM GATLIN SURVEY, ABSTRACT NO. 499
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS



801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, AEL, DJD, May 2026, 064525606, 2 OF 2



Hutchins City Hall  
400 N. JJ Lemmon Rd  
Hutchins, TX 75141  
www.cityofhutchinstx.gov

Chairman Joseph Matthews  
Vice Chairman Tod Davis  
Secretary Don Pressler  
Commission Member Teronika Gaines  
Commission Member Ed Williams  
Commission Member James Spence (A)  
Commission Member Cornelius Caldwell (A)

**MINUTES  
HUTCHINS PLANNING AND ZONING COMMISSION  
April 27, 2026  
REGULAR MEETING – 6:00 P.M.**

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on April 27, 2026, at 6:00 p.m.at the Hutchins City Hall Hutchins, Texas 75141.

**A. CALL TO ORDER.**

Chairman Matthews called the meeting to order at 6:00 p.m.  
Commissioner Davis gave the invocation.  
The pledge of allegiance was performed.

**Members Present:**

Chairman Joseph Matthews  
Commissioner Tod Davis  
Commissioner Don Pressler  
Commissioner Cornelius Caldwell

**Members Absent:**

Commissioner Ed Williams  
Commissioner Teronika Gaines  
Commissioner James Spence(A)

**B. CITIZEN COMMENTS**

No citizens' comments were made.

**C. PRESENTATIONS**

**D. CONSENT AGENDA**

No items on the consent agenda.

**E. PUBLIC HEARINGS**

**F. REGULAR AGENDA**

1. **Approval Discuss and consider a request by Mirella Escobar with Ground Up Design LLC representing the property owner Osvaldo Rojas with Confiar Real Estate Inc. for a final plat of the Phase 1 Addition, Lot 1 & Lot 2, Block A, 12.5253 tract of land in the Highway Commercial (HC) District located North of E Cleveland Road and East of North IH 45 commonly described as 1005 IH 20.**

Commissioner Davis made a motion to approve the final plat. Commissioner Pressler seconded the motion to approve. Motion carried 4-0.

For: Joseph Matthews, Tod Davis, Don Pressler, Cornelius Caldwell  
Against:

**2. Approval of the March 23, 2026, minutes.**

Commissioner Pressler made a motion to approve the meeting minutes. Commissioner Caldwell seconded the motion to approve. Motion carried 4-0.

For: Joseph Matthews, Tod Davis, Don Pressler, Cornelius Caldwell  
Against:

**3. ITEMS OF COMMUNITY INTEREST**

- 1. The items of community interest were read into the record.

**4. ADJOURN**

Commissioner Davis made a motion to adjourn. Commissioner Pressler seconded the motion Approved by a 4-0 roll call vote. The meeting was adjourned at 6:09 PM.

APPROVED:

\_\_\_\_\_  
Recording Secretary

\_\_\_\_\_  
Joseph Matthews  
Chairman

\_\_\_\_\_  
Tod Davis  
Vice Chairman