



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.

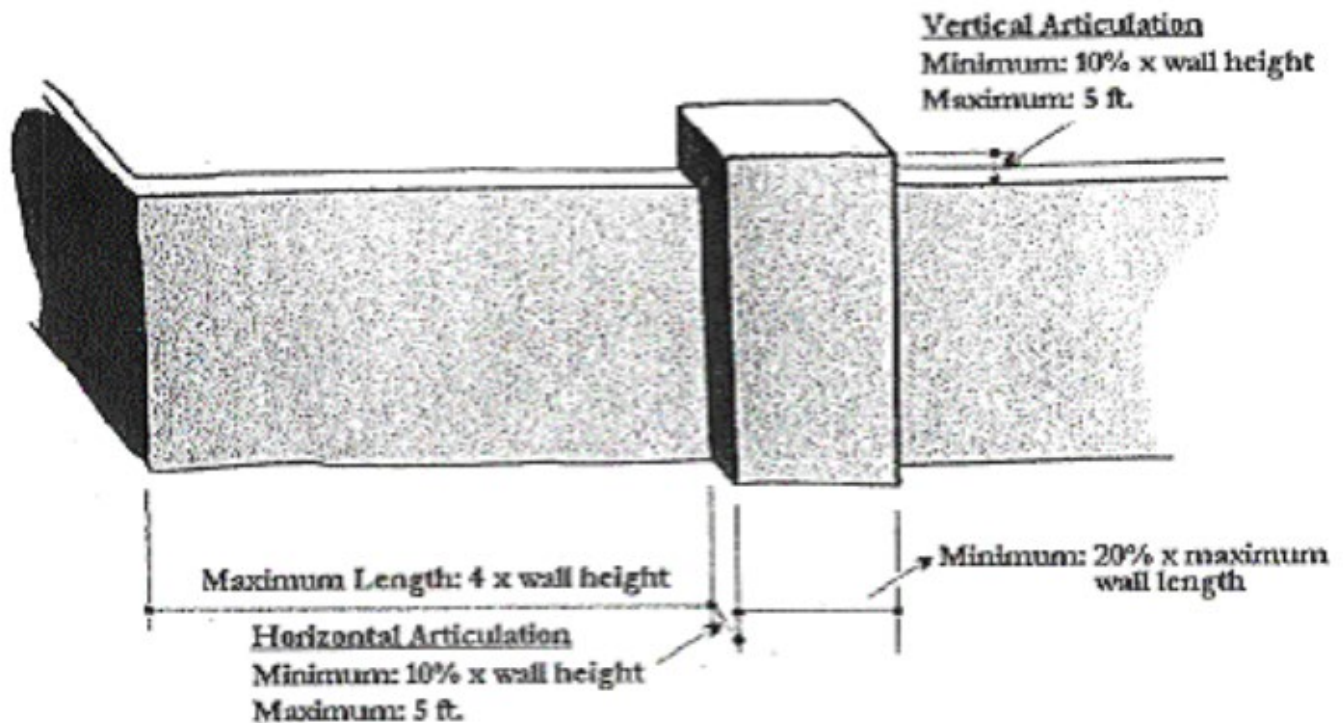
C.

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