

Paid 7/3/25
CC-0306666



Zoning Application

- ☐ General Zoning Request
☒ Standard Zoning or Rezoning
☐ Planned Development
☐ Site Plan - New or Amended
☐ Planned Development Concept Plan - New or Amended
☐ SUP

CITY OF HUTCHINS
321 N. Main
Hutchins, Texas 75141
(972) 225-6121

FILE NO: 25-17

PROPERTY INFORMATION

Address/Location: Legal Attached. NE corner of Lancaster Hutchins and Wintergreen.		Existing Use: Undeveloped Land	
Lot(s): Not Platted	Block: Not Platted	Current Zoning: PI and LPB	
# of Acres: 29.98 Acres to be rezoned from LPB to PI to be consistent with other 40+/- Acres that are PI.	# of Lots: N/A not platted	# of Units: N/A	

APPLICANT INFORMATION

Name: Robert Sangdahl		Company: Lineage Logistics, LLC	
Mailing Address: 46500 Humboldt Drive			
City: Novi	State: MI	Zip: 48377	
Phone: 419-340-3793	Fax:	Email: rsangdahl@onelineage.com	

OWNER INFORMATION

Name: Mike Rader		Company: WHL Dallas 45, LLC	
Mailing Address: PO Box 249			
City: Colleyville	State: TX	Zip: 76034	
Phone: 817-310-5595	Fax:	Email: mike.rader@prime45.net	

Applications must be complete and have all supporting documents turned in no later than 2:00 pm on submittal day.

ZONING APPLICATION SUBMITTAL REQUIREMENTS

(See Fee Schedule For All Amounts)

☒ Concept Plan 24"x36", 4 copies (folded)

☐ Site Plan / Concept Plan Checklist

☒ Legal Description

☒ Letter stating reason for request

☐ CD of electronic version (pdf) of proposed plans

Fee: _____

APPLICANT AUTHORIZATION:

- ☐ I will represent the application myself; or
- ☒ I authorize Robert Sangdahl and Lineage Logistics, LLC (name of applicant) to represent this application on my behalf. The named applicant shall be the principal person for responding to all requests and to attend all meetings.

Owner's Signature: _____

Date: _____

STATE OF ~~TEXAS~~ Florida

COUNTY OF: Walton

BEFORE ME, a Notary Public, on this day personally appeared Michael Roder
the above signed, who, under oath, stated the following: "I hereby certify that I am the owner or authorized corporate representative for the purposes of this application; that all information submitted herein is true and accurate."

Subscribed and sworn to before me this 3rd day of July, 2025.



LORI BREWINGTON
Commission # HH 318605
Expires October 3, 2026

Lori Brewington
Notary Public in and for the State of ~~Texas~~ Florida

This application is not considered accepted by the City until the Building Official or his designee has signed below.

CITY OF HUTCHINS:

Acknowledged By: _____

Date: _____