



# STAFF REPORT

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**MEETING DATE:** July 28, 2025

**MEETING TYPE:** Planning & Zoning

**SUBMITTED BY:** Blake Moore

**AGENDA CAPTION:** Discuss and consider rezoning 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 rezoning application for a 42.73-acre tract of land in the Logistics Port B (LPB) and Port Industrial (PI) zoning districts. This property is being platted for development and will now be located within the two zoning districts. Upon consultation with the City Attorney, he stated that the property would need to be re-zoned to one zoning district because you cannot apply the requirements of two different districts on one property. A few months ago, Lineage requested an exception to the Port Industrial District Ordinance (which is allowed by the ordinance) for horizontal and vertical articulations and building color palette, which was approved. When the plat was submitted it was discovered that the property would be located within two zoning districts.

Staff have reviewed the RE Zoning Application and all corrections requested have been made. This project complies with the future land use map and comprehensive plan.

## **Budget Implications**

N/A

## **Operational Impact**

N/A

## **Legal Review**

Yes

**Staff Recommendation**

Staff recommends approval.

**Supporting Documentation and Attachments**