



**VIA EMAIL:** [bmoore@cityofhutchins.org](mailto:bmoore@cityofhutchins.org) and hand delivery.

July 2, 2025

Blake Moore  
Building Official  
City of Hutchins, TX  
321 N Main Street  
Hutchins, TX 75141

Re: Resolution of Multiple Zoning Districts  
Lineage Logistics, LLC Project Beckett

Dear Mr. Moore,

The intent of this letter is to request the City of Hutchins (City) amend revise the PI Zoning District boundary to the full extent of the land area Lineage Logistics, LLC (Lineage) intends to purchase for the construction of a fully automated, cold storage warehouse.

As background, Lineage sought, and the provided, a text amendment to the Port Industrial Zoning District (PI) to permit the construction of a building with a height limit of 140'. Upon further examination of the subject parcel and the zoning map, it was determined that the subject site is governed by two districts, PI and Logistics Port B (LPB). As the City does not have a provision in its zoning ordinance to resolved which zoning district would apply, Lineage seeks a revision to the PI district to include that area of the subject site that is zoned LPB.

Attached is a zoning exhibit that shows the subject site, the proposed building, and the two zoning districts that affect the subject parcel.

Also attached to this letter is a Zoning Application, a legal description and survey for that portion of the subject parcel to be revised from LBP to PI and our building elevations/renderings

Lineage understands that this matter will be heard by the Planning and Zoning Commission on July 28, 2025 and,



We appreciate the coordination and assistance City Staff has provided to this point and are looking forward to a successful project in the City of Hutchins.

Sincerely,  
LINEAGE LOGISTICS, LLC

A handwritten signature in blue ink, appearing to read "R. Sangdahl", written over a horizontal line.

By: \_\_\_\_\_

Name: Robert Sangdahl, VP Real Estate

Title: Authorized Signatory

cc:

Anthony Levandusky, Lineage Logistics