



# Planning and Zoning Commission Agenda Item Summary Report

<b>Meeting Date:</b> January 6, 2022	<b>Submitted by:</b> P. Morgan
<b>Item Title:</b> Discuss and consider approval of a site plan for Holt Lunsford, located southeast of the Helms Trail and Sage Hill Parkway intersection.	
<b>Public Hearing Item [ ]</b> <b>Consent/Action Item [X]</b>	<b>Documentation Attached:</b> Site Plan Building Elevations Landscape Plan

**Item Summary:**

Holt Lunsford Commercial requests approval of a site plan for 120.960 acres of property located southeast of the Helms Trail and Sage Hill Parkway intersection. The purpose of the request is to establish the site design for the light industrial development of the property.

**Image 1: Location Map**



**Current Standards:**  
The property includes 102 acres of property zoned within the Agricultural District and approximately 18 acres of property currently being considered for annexation. City Council will consider the annexation request on January 18, 2021. The City Council approved a development agreement for the property on December 7, 2021. The development agreement allows for the light industrial development of the property.

**Site Plan:**  
The Site Plan shows two light industrial buildings. Building 1 is 1,021,440 square feet and Building 2 is 470,400 square feet. The approved uses include Light Industrial uses and the following specific uses:

1. Distribution Center
2. Manufacturing, General (CUP required)
3. Outside Storage (Truck and Tractor Trailer Storage)
4. Accessory Use
5. Wholesale Distribution Center

The planned development regulations and site plan design are consistent with the other nearby light industrial planned developments.

**Accessibility:**

The property provides direct access to Helms Trail and Sage Hill Parkway.

**Future Requirements:**

If approved, future development of the property will require approval of:

1. Final Plat
2. Civil Plans (staff approved)
3. Building Plans (staff approved)