



# Planning and Zoning Commission Agenda Item Summary Report

**Meeting Date:**  
January 6, 2022

**Submitted by:**  
P. Morgan

**Item Title:**

Discuss and consider approval of a preliminary plat for Holt Lunsford, located southeast of the Helms Trail and Sage Hill Parkway intersection.

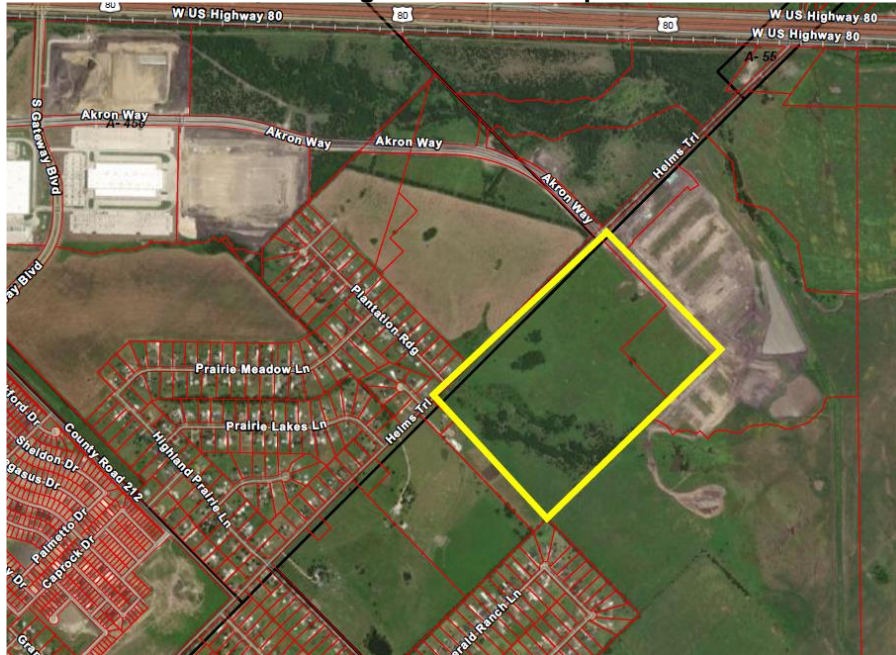
**Public Hearing Item [ ]**  
**Consent/Action Item [X]**

**Documentation Attached:**  
Preliminary Plat

**Item Summary:**

Holt Lunsford Commercial requests approval of a preliminary plat for 121.960 acres of property located southeast of the Helms Trail and Sage Hill Parkway intersection. The purpose of the request is to establish the easements and property boundaries necessary 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.

**Preliminary Plat:**

The preliminary plat establishes the easements and boundaries necessary for development. Adequate fire lane coverage is shown, and the property has connections to Helms Trail and Sage Hill Parkway. The preliminary plat meets the platting requirements required by Texas Local Government Code and the City of Forney Subdivision Ordinance.

**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)