



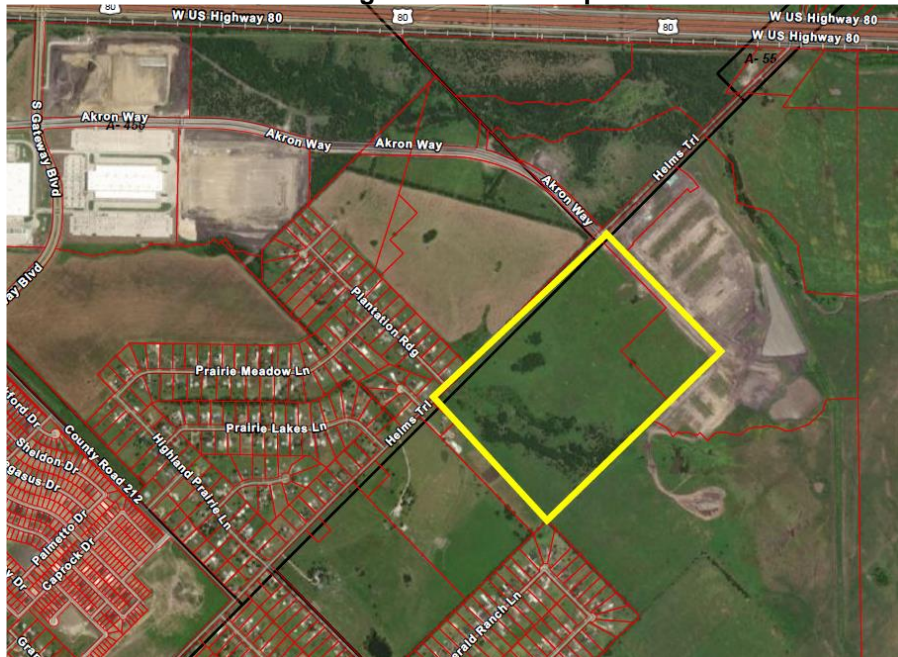
## City Council Agenda Item Summary Report

Meeting Date: January 18, 2022			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing	Action/Discussion X
Item Title: Discuss and consider approval of a preliminary plat for Holt Lunsford, located southeast of the Helms Trail and Sage Hill Parkway intersection.			
Attachments: 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)

**Recommendation:**

On January 6, 2022, the Planning and Zoning Commission voted to deny the request. This recommendation was made because the planned development zoning request for this property was not recommended for approval earlier in that same meeting. The applicant is appealing the Planning and Zoning Commission recommendation.

Staff recommends approval of the preliminary plat and site plan if the planned development zoning is first approved. However, the preliminary plat and site plan should each be denied if the zoning request is denied.