



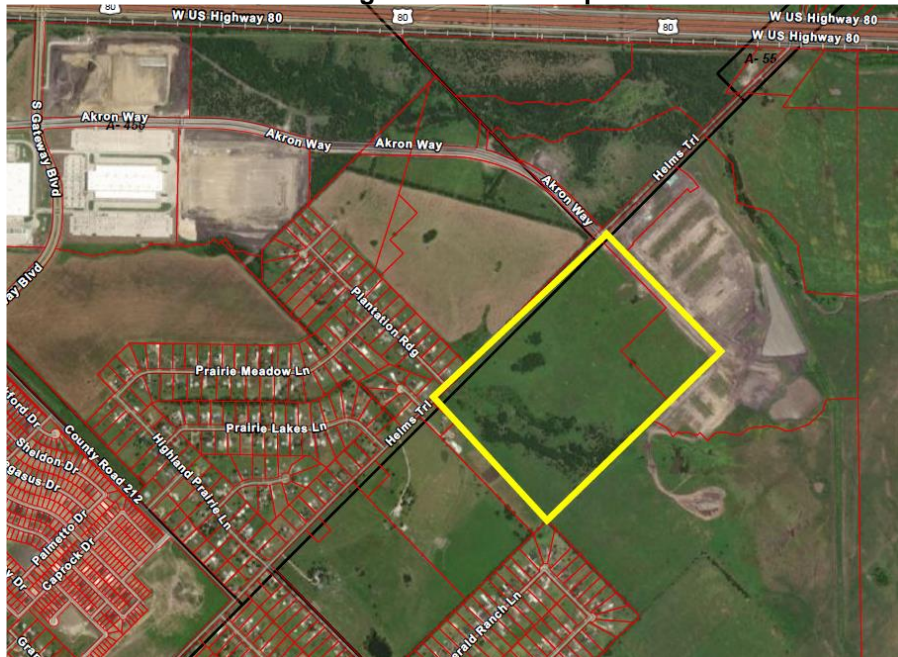
## City Council Agenda Item Summary Report

Meeting Date: May 17, 2022			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a final plat for Holt Lunsford, located southeast of the Helms Trail and Sage Hill Parkway intersection.			
Attachments: Final Plat			

**Item Summary:**

Holt Lunsford Commercial requests approval of a final 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 is located in the Holt Lunsford Planned Development. The ordinance that governs the light industrial zoning regulation of the property was approved by City Council on January 18, 2022. This property is vacant and undeveloped.

**Final Plat:**

The final 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 final 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, development of the property will still require approval of:

1. Civil Plans (staff approved)
2. Building Plans (staff approved)

**Recommendation:**

On May 5, 2022, the Planning and Zoning Commission recommended approval.