



MEETING DATE: NOVEMBER 17, 2020

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.E.2.

SUBJECT

CASE #PZ 20-14 — Approval of a request by Magnolia Hills Lot Venture Ltd. for approval of a final plat for the Magnolia Hills subdivision, located at 1118 and 1132 Kennedale Sublett Road, J. M. Home Estes Tracts Addition, Lots 4R1 and 3B1, City of Kennedale, Tarrant County, Texas

ORIGINATED BY

Melissa Dailey, Director of Planning & Economic Development

SUMMARY

Magnolia Hills is a subdivision of 92 single family homes. The Magnolia Hills final plat (attached) has been reviewed by staff, including Public Works, Planning, Fire, and Engineering. This item has been placed on the Consent Agenda as approval of a final plat that meets all requirements is considered a ministerial task.

At their meeting on Thursday, November 12, the Planning and Zoning Commission unanimously recommended approval of this request with a vote of 6–0.

RECOMMENDATION

The plat meets all requirements and staff recommends approval.

Example Motions:

- **Approval:** Based on the information presented, I find that the request meets City requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning.
- **Deny:** Based on the information presented, I find that the proposed plat does not meet (list standards or requirements not met) and make a motion to deny the request.
- **Approve with Conditions:** Based on the evidence and testimony provided, I find that the proposed request meets the standards for a final plat and make a motion to approve with the following conditions (state conditions that reference specific requirements).

ATTACHMENTS

1.	PZ20-14 Final Plat Magnolia Hills_compressed	PZ20-14 Final Plat Magnolia Hills_compressed.pdf
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