



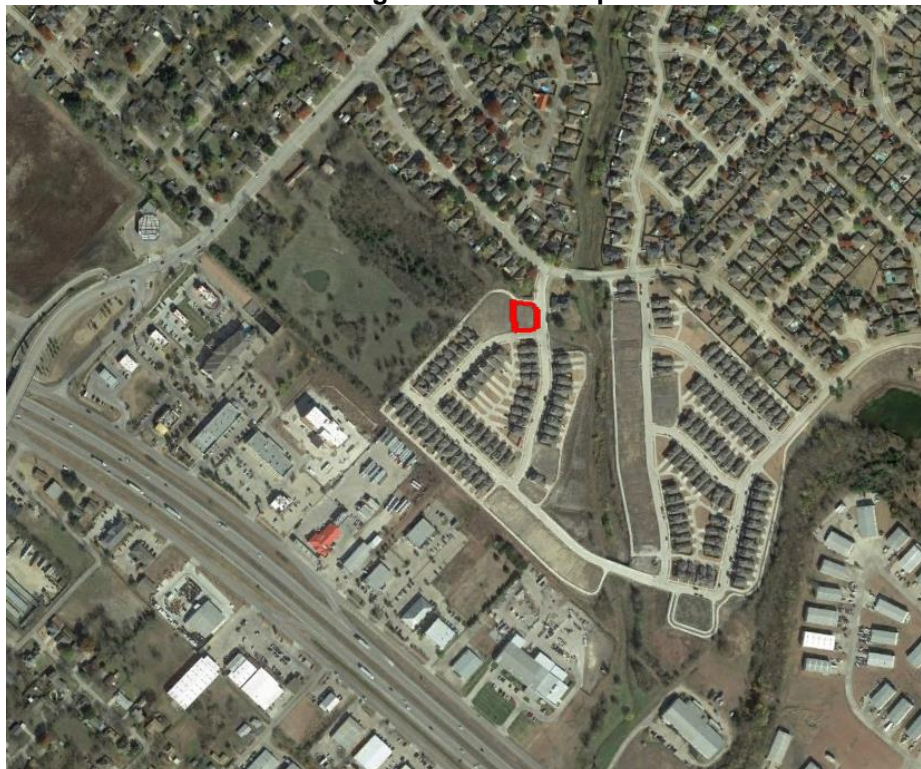
## City Council Agenda Item Summary Report

Meeting Date: October 15, 2019			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing X	Action/Discussion
Item Title: Hold a public hearing and discuss and consider approval of a replat of Lot 1X and 1A, Block H, Brooklyn Village, Phase II, located northwest of the intersection Caladium Drive and Saddlehorn Drive.			
Attachments: Replat Public Response Letter			

**Item Summary:**

Forney 56, LLC, requests approval of a replat of Lot 1X and 1A, Block H, Brooklyn Village, Phase II. The purpose of the request is to establish new lot lines in order to avoid building on an existing fifty-foot (50') gas easement.

**Image 1: Location Map**



**Current Standards:**

The property is currently vacant and undeveloped. The property consists of 0.229 acres of land zoned

within the Brooklyn Village Planned Development. The final plat for this property was approved by City Council on January 19, 2019.



**Replat:**

The replat consists of two (2) lots and 0.229 acres of land. If approved, the applicant will build a house on Lot 1A that faces east, away from the gas easement. This would also allow the applicant to deed Lot 1X (the gas easement lot) to the HOA as an open space. The plat is designed in compliance with the City of Forney Comprehensive Zoning Ordinance and the City of Forney Subdivision Ordinance.

**Future Requirements:**

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

1. Building Plans (staff approved)

**Public Notification:**

Staff provided notification of the public hearing to nearby property owners and published notification in the Forney Messenger newspaper. Staff did receive one written response, which is provided as an exhibit.

**Recommendation:**

On October 3, 2019, the Planning and Zoning Commission recommended approval by a 6-0 vote.