



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: February 4, 2021	Submitted by: P. Morgan
Item Title:	
Discuss and consider approval of a preliminary plat for Brookville Estates, Phase 2.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Preliminary Plat
Item Summary:	

Mr. Craig Smiley, representing the property owner, requests approval of the preliminary plat for Brookville Estates, Phase 2. The purpose of the preliminary plat is to establish the boundaries and easements necessary for the development of a single-family residential subdivision.

Image 1: Location Map



Current Standards:

The 43.875-acre property is currently vacant and undeveloped. The property is located to the south of the new Forney ISD Middle and Intermediate School and the property is located north of the first phase of the Brookville Estates single-family residential subdivision.

Preliminary Plat:

The preliminary plat consists of one-hundred and fifty-five (155) single-family lots and six (6) HOA lots. The plat is designed in compliance with the Brookville Estates Planned Development. The Planned Development Ordinance was amended on October, 2020, to provide standards for the development of Phase 2.

The development standards include SF-8 as the base zoning district. The average lot area for this plat is 8,755 square feet, with 76% of the lots being over 8,000 square feet in size.

Staff Recommendation:

Staff recommends approval of this request, as presented. In addition to Community Development staff, the plans were reviewed by the City Engineer, Fire Marshal and Public Works staff.