



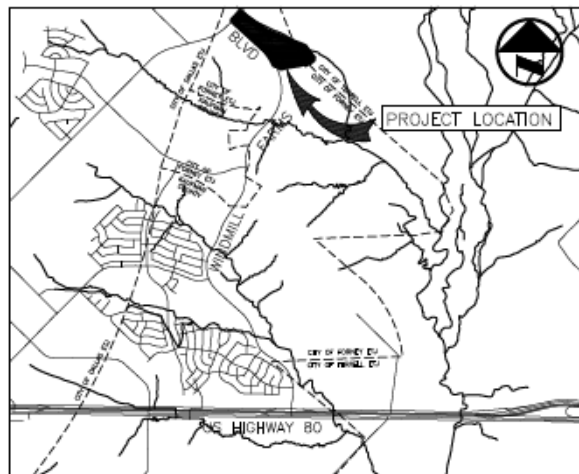
Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: April 8, 2021	Submitted by: P. Morgan
Item Title:	
Discuss and consider approval of a final plat for Windmill Farms Phase 6B.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Final Plat
Item Summary:	

Purpose:

RL Lemke, representing the property owner, requests approval of a final plat for Windmill Farms Phase 6B. The purpose of the request is to subdivide property and to establish the easements necessary to develop a single-family residential subdivision.

Image 1: Location Map



Current Standards:

The property is located within City of Forney extra-territorial jurisdiction. This phase is located on the northern side of the Windmill Farms subdivision, near N. F.M. 548.

Final Plat:

The final plat consists of 281 lots (276 residential lots) on 65.864 acres of land. The property is located in Forney ETJ, which does not have zoning control for lot size. The majority of the lots are between 4,600 square feet and 6,000 square feet. The plat does meet the Subdivision Ordinance requirements for the subdividing of land.

Staff Recommendation:

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