



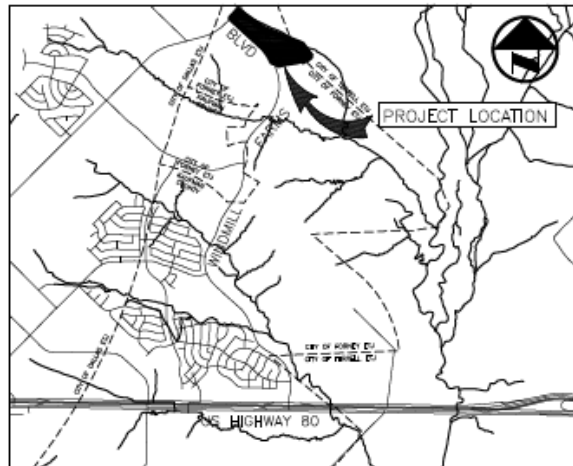
City Council Agenda Item Summary Report

Meeting Date: April 20, 2021			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a final plat for Windmill Farms Phase 6B.			
Attachments: Final Plat			

Item Summary:

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 (ETJ). This phase is located on the northern side of the Windmill Farms subdivision, adjacent to North F.M. 548.

Final Plat:

The final plat consists of 281 lots (276 residential lots) on 65.864 acres of land. Since the property is located in Forney ETJ there is not zoning control of the lot sizes. The majority of the lots are between 4,600 square feet and 6,000 square feet. A previous development agreement for the development expired in 2018 when the owner declined to extend it. The plat does meet the Subdivision Ordinance requirements for the subdivision of land.

Recommendation:

On April 8, 2021, the Planning and Zoning Commission voted 4-2 to begrudgingly recommend approval. The Commission clearly stated a disappointment with the lot sizes but understood that the property is located outside city limits and does not have zoning regulations.