



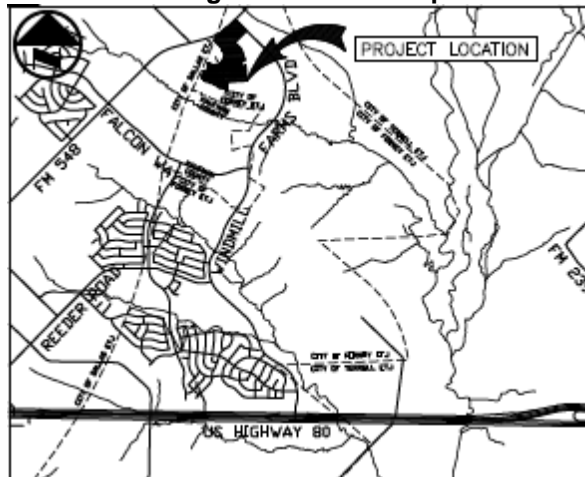
Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: June 3, 2021	Submitted by: P. Morgan
Item Title: Discuss and consider approval of a preliminary plat for Windmill Farms Phase 4D, Section 2.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Preliminary Plat

Item Summary:

Purpose:
RL Lemke, representing the property owner, requests approval of a preliminary plat for Windmill Farms Phase 4D, Section 2. 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.

Plat:
The residential plat consists of 201 total lots (196 residential lots) on 94.849 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 6,000 square feet and 8,000 square feet. The plat does meet the Subdivision Ordinance requirements for the subdividing of land.